

MORTGAGE

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THIS MORTGAGE is made this 27th day of March 1984 between the Mortgagor, Alvin G. Steading (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street - Gaffney, South Carolina 29340 (herein "Lender").

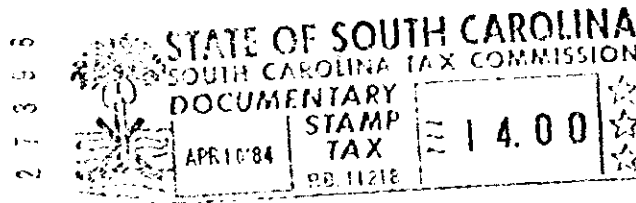
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 27, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1994

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter construed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 10, Block (B), in the Subdivision of B.E. Greer, on West Goldenstrip Drive, Plat of said subdivision being recorded in the Greenville County RMC Office and being more fully described as follows:

BEGINNING at an iron pin on the north side of West Goldenstrip Drive, joint corner with Lot No. 9, and running thence N. 20-23 W. 84.7 feet to an iron pin; thence N. 44-21 E. 208.2 feet to an iron pin; thence S. 30-00 E. 138.2 feet to an iron pin on West Goldenstrip Drive; thence along said Drive S. 60-00 W. 215 feet to the beginning corner and being a portion of the same property conveyed to B.E. Greer and Ola Harbin by deed recorded in Deed Book 289 at Page 319 in Greenville County RMC Office and this conveyance is here made by Florine E. Greer in accordance with the Will of said B.E. Greer, deceased, Will on file in the Probate Court for Greenville County, S.C., Apartment 633, File 38.

THIS being the same property conveyed to the mortgagor hereby by deed of Florrie E. Greer et al. as recorded in Deed Book 788 at Page 629, in the RMC Office for Greenville County, S.C., on December 28, 1965



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which has the address of 4 W. Golden Strip Drive, Mauldin, S.C. (Street) (City) 29662 (State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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