

# MORTGAGE

THIS MORTGAGE is made this 24th day of May 1984, between the Mortgagor, Robert M. Matthews and Julia H. Matthews (herein "Borrower"), and the Mortgagee, Commercial Credit Mortgage Company, a corporation organized and existing under the laws of Maryland, whose address is 300 St. Paul Place, Baltimore, Maryland, 21202 (herein "Lender").

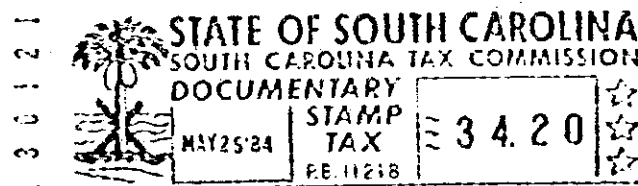
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Five Thousand Five Hundred and no/100 (\$85,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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 situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lots No. 37 on a plat of Forrester Woods, Section 7, recorded in the R.M.C. Office for Greenville, South Carolina, in Plat Book 5-P, at pages 21 and 22, reference to which is made for a complete description thereof, and being more particularly described as follows:

BEGINNING on the northern side of Piney Grove Road at an iron pin being the joint front corner of Lots 36 and Lot 37 and running north 12-25 W 135.3 feet to an iron pin; thence turning south 74-04 east 160.3 feet to an iron pin; thence turning south 72-12 east 80 feet to an iron pin; thence turning along a joint lot line of lots 37 and 38 running south 54-35 west 151 feet to an iron pin; thence turning north 47-36 west 45 feet along Piney Grove Road to an iron pin; thence continuing along Piney Grove Road south 79-13 west 45 feet to the point of the beginning.

This property is the same conveyed to the mortgagors herein by deed of Vern A. Peterson and Claudia C. Peterson dated May 24, 1984 and recorded in the R.M.C. Office for Greenville County on May 25, 1984 in Deed Book 1213 at page 311.



which has the address of 400 Piney Grove Road, Greenville, SC, 29607, Lot 37, Section 7, (City)  
Forrester Wood Subd (herein "Property Address");  
 (State and Zip Code)

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.

400 8 11801

046

27-21-82