

FEB 11 10 25 AM '82

MORTGAGE

DONN... HERSLEY

THIS MORTGAGE is made this 10th day of February 1982, between the Mortgagor, Lonnie Dan Temple and Sandra F. Temple (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

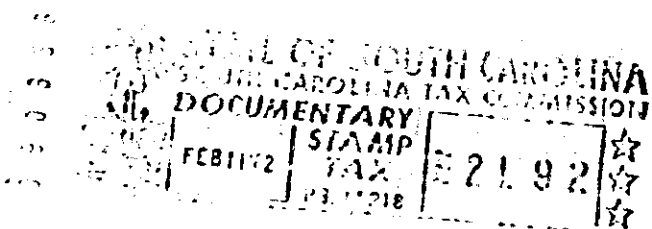
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Four Thousand Seven Hundred Fifty and no/100--(\$54,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2012.

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 piece, parcel or lot of land situate, lying and being on the northern side of Sweetwater Road, County of Greenville, State of South Carolina, being shown and designated as Lot No. 438 on a plat entitled "Sugar Creek, Map 2", prepared by C. O. Riddle, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7X, at page 2, and having, according to said plat and a more recent plat entitled "Survey for Lonnie Dan Temple and Sandra F. Temple", prepared by C. O. Riddle, dated February 9, 1982, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Sweetwater Road at the joint front corner of Lots Nos. 438 and 439, and running thence with the line of Lot No. 439 N. 29-43-03 W. 130.62 feet to an iron pin in the line of Lot No. 440; thence with the line of Lot No. 440 N. 17-03-13 E. 84.39 feet to an iron pin in the line of Lot No. 434; thence with the line of Lot No. 434 N. 82-35-57 E. 70.17 feet to an iron pin in the line of Lot No. 437; thence with the line of Lot No. 437 S. 18-36-41 E. 174.07 feet to an iron pin on the northern side of Sweetwater Road; thence with the curve of the northern side of Sweetwater Road, the chord of which is S. 65-50-08 W. 93.32 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated February 10, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1162, at page 322, on February 11, 1982.



which has the address of... Lot 438, Sugar Creek S/D, Greer, South Carolina (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 seized 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.

REC'D - FEB 11 1982

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