

SEP 13 1975

**MORTGAGE**

THIS MORTGAGE is made this 9th day of September, 1975, between the Mortgagor, Ivester Properties, a South Carolina Partnership

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 115 Camperdown Way, P.O. Box 937, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 10, 1990;

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 northeastern side of Parkins Mill Road, Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 8 as shown on a plat of Parkins Mill Subdivision, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book M at Page 119, and being shown as Lot A on a plat prepared by Dalton & Neves, dated February, 1956, entitled "Property of Harold Newton", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book NN at Page 111, and having according to the latter mentioned plat the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Parkins Mill Road at the joint front corner of Lots Nos. 7 and 8, and running thence with the line of Lot No. 7 N. 40-0 E. 297.1 feet to an iron pin; thence S. 50-0 E. 53.5 feet to an iron pin; thence a new line through Lot No. 8 S. 40-0 W. 297.1 feet to an iron pin on the northeastern side of Parkins Mill Road; thence with the northeastern side of Parkins Mill Road N. 50-0 W. 53.5 feet to the point of beginning.

All that piece, parcel or lot of land situate, lying and being on the Southwestern side of Crosby Circle near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as Lot Number 153 as shown on a plat entitled Paramount Park prepared by Piedmont Engineers Service dated July, 1949 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book W. at page 57 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southwestern side of Crosby Circle at the joint front corners of Lots Nos. 153 and 154 and running thence with the line of Lot No. 154 S. 40-00 W. 150 feet to an iron pin; thence S. 50-30 E. 70 feet to an iron pin at the joint rear corners of Lots Nos. 152 and 153; thence with the line of Lot Number 152 N. 40-00 E. 150 feet to an iron pin on the Southwestern side of Crosby Circle; thence with the Southwestern side of Crosby Circle N. 50-30 \*\*

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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