

MORTGAGE

THIS MORTGAGE is made this 26th day of January, 1981, between the Mortgagor, Effie G. Williamson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of 3900.00 Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Feb. 1, 1984

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:

Parcel A

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as a portion of Lot No. 12 of the property of W. T. Looper, plat of which is recorded in plat book B at page 53, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Avice Dale Drive, which pin is 232.2 feet southwest of the intersection of Avice Dale Drive and Old Easley Road and running thence with Avice Dale Drive, S. 19-09 W., 155 feet to an iron pin; thence S. 44-30 E., 524 feet to an iron pin; thence N. 16-55 W., 273.8 feet to an iron pin; thence N. 41-52 W., 348.7 feet to the point of beginning, and being identically the same property as conveyed to grantor by Mildred Stone Lefler by deed recorded in deed book 465 at page 116.

This being the same property conveyed to the Mortgagor by deed of Enoch J. Skelton and recorded in the RMC office for Greenville County on November 6, 1957 in deed book 587 page 209.

Parcel B

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 4 on revised plat of Lots 11 and 12 of Avice-Dale, and being the southerly portion of Lot No. 12 of Avice-Dale, plat of which is recorded in Plat Book B at Page 53, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on easterly side of Avice-Dale at the joint front corner of Lots 3 and 4, and running thence with line of Lot 3, S. 44-30 E., 524 feet to iron pin; thence S. 16-55 E., 327.5 feet to iron pin; thence S. 33-0 W., 33.8 feet to iron pin; thence N. 47-00 W., 173 feet to iron pin; thence N. 44-30 W., 600 feet to iron pin on easterly side of Avice-Dale Drive; thence with Avice-Dale Drive, N. 42-45 E., 117.7 feet to iron pin; thence continuing with Avice-Dale Drive, N. 42-45 E., 11.3 feet to iron pin; thence still continuing with Avice-Dale Drive, N. 26-06 E., 68.7 feet to beginning, and being the same property conveyed to grantors herein by J. Cleo Roper by deed dated November 24, 1958, recorded in the RMC office for Greenville County in Deed Book 611 at Page 163.

which has the address of See attached Exhibit A
Rt. 2 Box 198 Avice Dale Drive, Greenville
(Street) (City)
South Carolina 29611 (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 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.

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