

FILED
GREENVILLE, S. C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

APR 15 9 54 AM '81

BOOK 1538 PAGE 297

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

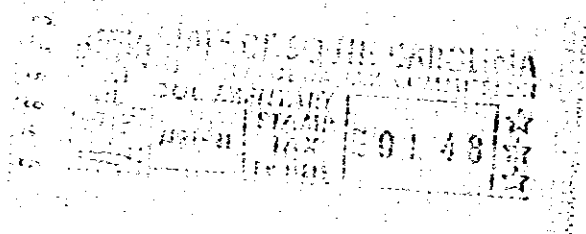
THIS MORTGAGE is made this 8th day of April, 1981, between the Mortgagor, Hazel Gwen Bates, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Hundred and no/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 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 5-1-85.....;

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 with the improvements thereon situate, lying and being in Dunean Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 14, Section 6, as shown on a plat entitled "Subdivision of Dunean Mills, Greenville, S.C.", made by Pickell and Pickell, Engineers, Greenville, and recorded in the R.M.C. Office for Greenville County in Plat Book S, at pages 173-177, inclusive. According to said plat the within described lot is also known as Lot No. 31 Henry Street and fronts thereon 55 feet.

This is the same property conveyed to the grantor by deed from Wilma B. Nelms, now Wilma B. Nix, which is recorded in the R.M.C. Office for Greenville County in Deed Book 996, at page 134 and dated March 27, 1974.



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which has the address of 31 Henry Street, Greenville, South Carolina 29605,
(Street) (City)
----- (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.

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