

FILED
GREENVILLE CO. S.C.

BOOK 1543 PAGE 532

JUN 8 3 55 AM '81

JOHN W. HARRISLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1981, between the Mortgagor, CARL D. CURTIS AND JACKIE A. CURTIS, (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").

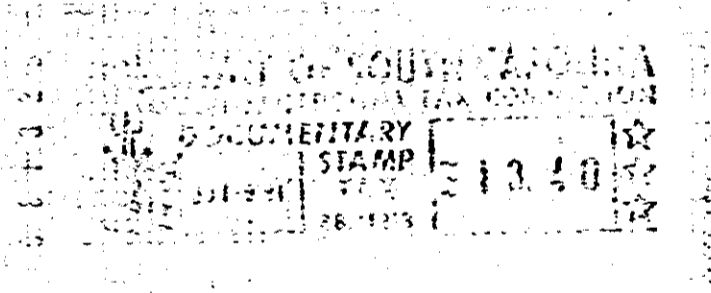
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2007.....;

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 and being known as a 1.08 acre tract on a plat of Property of James A. Summey and Robbie C. Summey recorded in Plat Book 5-I at Page 136, R.M.C. Office, Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Anderson Ridge Road at the joint front corner of property of Bradford R. League and this 1.08 acre tract, and running thence with line of League property N. 34-00 E. 245 feet to a point; thence running S. 76-47 E. 179.2 feet to a point; thence running S. 33-32 W. 311.4 feet to a point; thence running with the center of Anderson Ridge Road N. 55-05 W. 170.3 feet to the point of beginning.

Derivation: Deed Book 1179 Page 549 - Dennis G. Lynn and Helen G. Lynn 6/8/81



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which has the address of Route 5, Anderson Ridge Road Greer, S. C. 29651 (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 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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