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GREENVILLE, S. C.

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RG 82-25

DONALD W. WATERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this Third (3rd) day of March, 1982, between the Mortgagor, Judith T. Comp

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

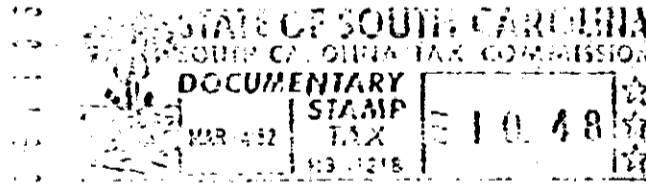
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six thousand Two-hundred and no/100ths (\$26,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1987.....;

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, with all improvements thereon, in Greenville County, State of South Carolina, being known and designated as Lot No. 364, Section VI, of Botany Woods as shown on a plat thereof prepared by Piedmont Engineering Service, May 15, 1963, and recorded in the RMC Office for Greenville County in Plat Book YY at page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bonaventure Drive and running thence along the joint line of Lots Nos. 364 and 365 S. 8-55 E. 200 feet to an iron pin; thence running S. 73-05 W. 181.0 feet to an iron pin on the western side of Botany Road; thence running along the said Botany Road N. 22-03 W. 155.6 feet to a point; thence continuing along the curve of Botany Road and Bonaventure Drive N21-50E 36.0 feet to a point; thence running along the southern side of Bonaventure Drive N. 76-42 E. 48.4 feet to an iron pin, the point of BEGINNING.

Derivation: Heinrich O. Comp, Jr, 3-4-1982.



which has the address of Lot 364 Bonaventure Drive, Greenville, S. C. 29607

(Street) (City)  
(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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