

FILED
GREENVILLE CO. S. C.

MAR 4 4 21 PM '82 MORTGAGE

DON: JENNERSLEY
R.M.C.

THIS MORTGAGE is made this 4TH day of MARCH, 1982, between the Mortgagor, SARAH W. PAUL, (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-FIVE THOUSAND AND NO/100THS (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 4, 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, 1997.....;

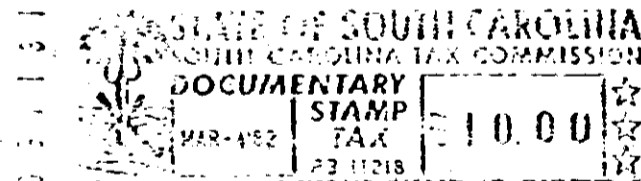
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, lying situate, and being in the City of Mauldin, and being known and designated as Lot No. 68, on a Plat of "Eastdale Development," recorded in the RMC Office in Plat Book YY, at Pages 118 and 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Sycamore Drive at the joint corners of Lot Nos. 67 and 68, and running along the joint line of No. 67, N. 15-54 E. for 200 feet to an iron pin; thence turning and running N. 75-00 E. for 114.4 feet to an iron pin at the joint rear corners at Lot Nos. 69 and 68; thence turning and running along the joint line of Lot No. 69, S. 15-00 W. for 200 feet to an iron pin on Sycamore Drive; thence turning and running along Sycamore Drive S. 75-00 E. for 115 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of Manuel L. Rodriguez and Barbara S. Rodriguez dated September 30, 1975, and thereafter filed on the same date in the RMC Office for Greenville County in Deed Book 1024 at Page 9.

IT is expressly agreed and understood by the parties hereto that at the end of the fifth (5th) year at First Federal Savings and Loan of South Carolina's option the total outstanding balance on this Note may be declared due and payable.



which has the address of 309 SYCAMORE DRIVE, MAULDIN, (Street) (City) SOUTH CAROLINA 29662 (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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