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MORTGAGE

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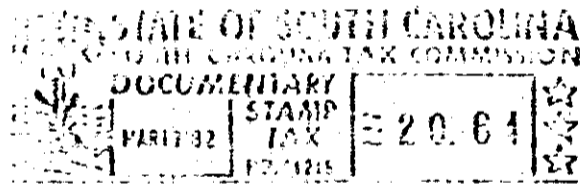
THIS MORTGAGE is made this 16th day of March 1982 between the Mortgagor, Donald L. Warren and Mary Ann Warren (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10121, Greenville, S.C. (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Fifty-One Thousand Five Hundred Seventy-Seven and 67/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 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, 2002

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 on the Northeastern side of Plantation Drive, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 31 on a plat of Holly Tree Plantation, Phase II, Section 2, made by Piedmont Engineers & Architects, Surveyors, dated January 10, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, pages 47 and 48, reference to which is hereby craved for the metes and bounds thereof.

THIS being the same property conveyed to the mortgagors herein by deed of Robert C. Thompson and Susan A. Thompson as recorded in Deed Book 1163 at Page 987, in the RMC Office for Greenville County, S.C., on March 16, 1982.



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which has the address of 208 Plantation Drive, Simpsonville, S.C. 29681 (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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