

S.C. 1572 419  
1982  
SLEY

# MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1982, between the Mortgagor, S. Leonard J. Greenspoon and Eliska Morsel Greenspoon, (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 Forty Six Thousand and 00/100ths (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 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 July 1, 2012.....;

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 the buildings and improvements thereon, lying and being on the northerly side of Hunting Hill Circle, near the City of Greenville, South Carolina, being being known and designated as Lot No. 517 on plat entitled, "Map Four, Section Two, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, SC in Plat Book 8P at Page 62 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Hunting Hill Circle, said pin being the joint front corner of Lot Nos. 517 and 518 and running thence with the common line of said lots N. 5-55-08 E. 182.15 feet to an iron pin at the joint rear corner of Lot Nos. 517 and 518; thence S. 53-08-35 E. 121.56 feet to an iron pin at the joint rear corner of Lot Nos. 516 and 517; thence with the common line of said lots S. 11-32 W. 128 feet to an iron pin on the northerly side of Hunting Hill Circle; thence with the northerly side of Hunting Hill Circle, N. 78-28 W. 66 feet to an iron pin; thence continuing with said Circle, N. 81-16-27 W. 26.09 feet to an iron pin, the point of beginning.

This property is conveyed subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the identical property conveyed to the mortgagors by M.G. Proffitt, Inc. by deed recorded simultaneously herewith.

which has the address of Lot 517, Hunting Hill Circle, Greenville,  
(Street) (City)  
South Carolina (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 seized 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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