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GREENVILLE
SHERSLEY

BOOK 1574 PAGE 185

MORTGAGE

THIS MORTGAGE is made this 1st day of July, 1982, between the Mortgagor, LEONARD E. ELLIOTT and BETTY S. ELLIOTT, (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").

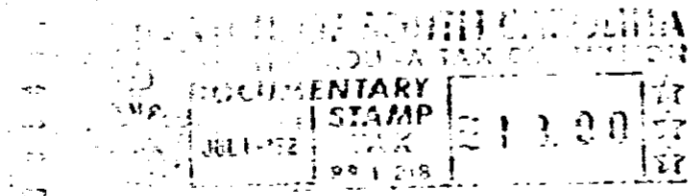
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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 and designated as Lot 7 on plat of SECTION ONE, BLAIR ESTATES and recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 58, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Cameron Lane, joint front corner of Lots 7 and 8 and running thence with the joint line of said lots, S 69-08 W 149.6 feet to an iron pin; thence N 15-00 W 149.3 feet to an iron pin on a turnaround at the end of Cameron Lane; thence following the curvature of said turnaround, the chord being N 69-52 E 76.1 feet to an iron pin; thence continuing along the curvature of said turnaround, the chord being N 44-52 E 28.1 feet to an iron pin on the western side of Cameron Lane; thence following the curvature of Cameron Lane, the chord being S 70-07 E 65 feet to an iron pin; thence continuing along the curvature of Cameron Lane, the chord being S 37-17 E 65 feet to an iron pin; thence continuing along the western side of Cameron Lane, S 20-52 E 54.4 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Flara K. Bowlden, to be recorded of even date herewith.



which has the address of 13 Cameron Lane, Greenville, South Carolina 29615,
(Street) (City)

(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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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