

S. C.  
PM '82  
WASLEY

# MORTGAGE

THIS MORTGAGE is made this Twenty Third day of August, 1982, between the Mortgagor, Juliette Brown Nims, (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 Ten Thousand Dollars and No Cents----- \$10,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 September 1st, 1992.

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.

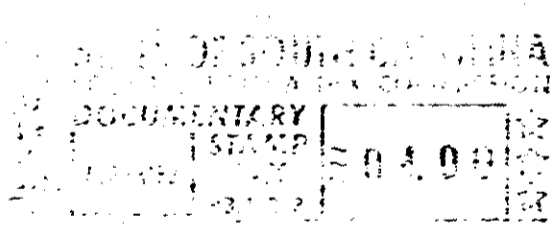
ALL that certain piece, parcel or lot of land situate, lying and being on the western side of St. Mark Road, Chick Springs Township, County of Greenville, State of South Carolina, being shown as a 0.577 acre tract on a plat of property of Bennie F. Brown, dated July 9, 1982, prepared by Clemson Engineering Services, and in Plat Book \_\_\_\_\_ at page \_\_\_\_\_, R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of St. Mark Road at the front corner of property now or formerly of Glover, and running thence with St. Mark Road, S. 04 37-00 W. 12 feet; Running thence along the line of the Brown property, S. 87-41 47W. 222 Feet; thence N 67-56 03 W. 27.29 feet; thence continuing with the line of property of Brown S 86-56 38 W. 121.50 feet to an iron pin at the property now or formerly of Parham; thence with the Parham property line N 03-44 00 W. 98 feet to an iron pin in the line of property now or formerly of Lyles; thence with the Lyles property N. 66 29 00E. 183.36 feet to an iron pin at the corner of property now or formerly of Glover; thence still with Glover property S. 03-13 40 E. 162.09 feet to an iron pin; thence still with Glover property N 87-41 47E. 198.69 feet to the point of beginning.

This is the same property conveyed to the Grantor by deed of Homer Styles, dated January 13, 1971 and recorded in Deed Book 966 at page 289, R.M.C. Office for Greenville County, South Carolina.

GRANTEE'S ADDRESS:  
Juliette Brown Nims  
Route 1, Chick Springs Road  
Taylors, South Carolina 29687

This is a second mortgage junior to none.



which has the address of Route 1, Chick Springs Road Taylors, South Carolina, 1982 (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 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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