

Mortgagee's Mailing Address: 301 College Street, Greenville, S.C. 29601

FILED
GREENVILLE CO. S. C.

BOOK 1587 PAGE 558

DEC 1 10 35 AM '82

MORTGAGE

DONNE HARRISLEY
RMC

THIS MORTGAGE is made this 30th day of November, 1982, between the Mortgagor, Ronny L. Bush, (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").

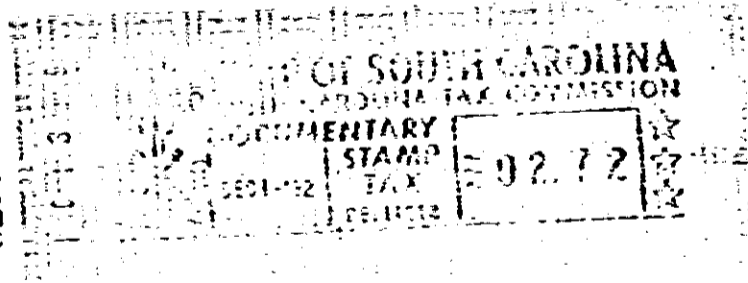
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Seven Hundred Forty-Two and 99/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1988.

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 tract or lot of land in Gantt Township, Greenville County, State of South Carolina, known and designated as Lot No. 106 on Plat of of Conestee property made by R. E. Dalton, Eng., in December, 1943, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sixth Street at the corner of Lot No. 105, and running thence with the line of said lot S. 52-03 E. 122.2 feet to an iron pin on line of property now or formerly owned by B. F. Fowler; thence with the line of said property N. 20-14 E. 105 feet to pin; thence N. 52-03 W. 90.2 feet to an iron pin on Sixth Street; thence with the Southeastern side of Sixth Street S. 37-57 W. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Willie Pauline Friddle dated the 19th day of November, 1982 and recorded in the RMC Office for Greenville County on the 22nd day of November, 1982 in Mortgage Book 1177 at Page 584.



which has the address of 6th Avenue Conestee, South Carolina (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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