

REC'D  
DEC 17 16 11 '82  
DONALD W. SLEY

BOOK 1539 PAGE 337

# MORTGAGE

THIS MORTGAGE is made this 13th day of December, 1982, between the Mortgagor, Kathleen L. George also known as Kathleen L. Smith, (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 Three Thousand and no/100 (\$3,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 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 January 1, 1986;

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.

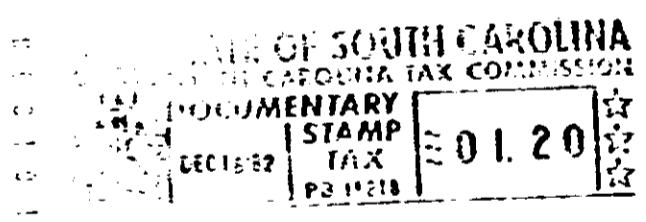
ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, located at Pelham and being shown as Lot No. 112 on Plat No. 2 of Pelham Mills property as prepared by Dalton and Neves, Engr's, January, 1940, containing 1.07 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the Southwest side of a county road at corner of Lot No. 111 and running with said county road N. 4-30 E. 120 feet to an iron pin on line of Lot No. 113; thence with the line of Lot No. 113, S. 71-30 W. 447.8 feet to an iron pin on line; thence S. 18-30 E. 110-4 feet to an iron pin on line of Lot No. 111, thence with the line of Lot No. 111 N. 71-30 E. 400 feet to the beginning corner.

DERIVATION: See Deed of B. P. Edwards dated February 16, 1960 and recorded in the RMC Office for Greenville County in Deed Book 644 Page 385.

This is a second mortgage and is junior lien to none.

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which has the address of Route 5, Box 3732 Greer, South Carolina 29651 (herein "Property Address");  
(Street) (City) (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.

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