

Security Federal MORTGAGE

RECORDED
S.C.
3 31 PM '83
R.H.C. WILKERSLEY

BOOK 1590 PAGE 860

THIS MORTGAGE is made this 3rd day of January 1983 between the Mortgagor, ROBERT T. WILLIAMS and SARAJANE WILLIAMS (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

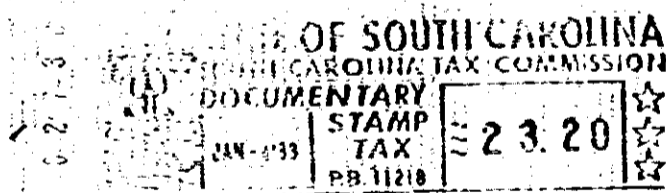
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-EIGHT THOUSAND AND NO/100 (\$58,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 3, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2013

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, being known and designated as Lot 46 on plat of FORRESTER WOODS, Sec. 7, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 22, and also as shown on a more recent survey prepared by Freeland & Associates, dated December 30, 1982, entitled "Property of Robert T. Williams and Sarajane Williams", recorded in the RMC Office for Greenville County in Plat Book 9-K, Page 91, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin located on the northwestern side of Cherry Hill Road, joint front corner of Lots 45 and 46 and running thence with the common line of said lots, N 68-20 W 150.2 feet to an iron pin; thence turning and running along a portion of Lots 40 and 39, N 23-45 E 100.0 feet to an iron pin; thence turning and running along the common line of Lots 46 and 47, S 68-12 E 157.2 feet to an iron pin on the northwestern side of Cherry Hill Road; thence turning and running along said Cherry Hill Road, S 27-45 W 100.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Garry H. Peterson and Diane P. Peterson, to be recorded of even date herewith.



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which has the address of ... 314 Cherry Hill Road, Mauldin, South Carolina 29662 (Street) (City) (State and Zip Code) (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".

4.00CD 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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