

FILED
GREENVILLE CO. S.C.
JAN 13 2 34 PM '83
BONNIE S. TANKERSLEY
R.M.C.

BOOK 1591 PAGE 730

MORTGAGE

THIS MORTGAGE is made this 13th day of January, 1983, between the Mortgagor, Thomas Adametz, (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").

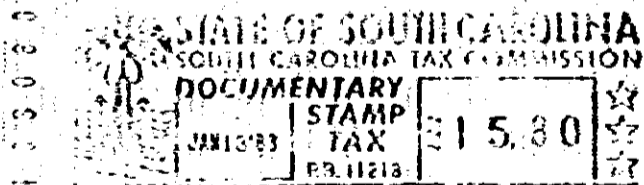
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Nine Thousand Five Hundred (\$39,500.00) and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 21, 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 13.85 acres, more or less, being shown on a plat prepared for C. H. Allen, Jr., recorded in Plat Book 8A, at Page 26, R.M.C. Office for Greenville County, and, according to a more recent plat by Carolina Surveying Co. dated January 7, 1983, entitled "Property of Thomas Adametz", having the following metes and bounds, to-wit:

BEGINNING at an old nail on the northwestern side of Pelzer Road at the joint corner with property of Rhoades and a Duke Power transmission line right-of-way, and running thence N. 62-33 W. 347.9 feet to an old iron pin; thence continuing N. 48-01 W. 925.3 feet to an old iron pin at the joint corner with property of Nimmons; thence N. 84-12 E. 783.7 feet to an old iron pin, joint corner with property of Phillips; thence S. 76-00 E. 549.0 feet to a railroad stake in the center of Pelzer Road; thence with said Pelzer Road the following courses and distances: S. 21-34 W. 447.7 feet, S. 23-55 W. 130.7 feet and S. 27-39 W. 211.7 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of Charles Harold Allen and Nina B. Allen recorded in the R.M.C. Office for Greenville County on January 13, 1983.



which has the address of Route 2, Box 410, Piedmont, (City)
South Carolina 29673 (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 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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