

FILED
S.C.
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DONNIE W. ANDERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of February, 1983, between the Mortgagor, Dennis J. Tudor and Dolores P. Cavanaugh, (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 Sixty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 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 March 1, 2008;

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 with the buildings and improvements thereon, lying and being on the southerly side of White Water Court, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 230 on plat entitled "Map No. 2, Section One, Sugar Creek" as recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Page 85, and having, according to a more recent survey entitled "Property of Dennis J. Tudor and Dolores P. Cavanaugh" prepared by Freeland and Associates, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of White Water Court, said pin being the joint front corner of Lots 230 and 231 and running thence with said line S. 54-44-30 E., 164.46 feet to an iron pin, the joint rear corner of Lots 230 and 231; thence S. 52-59-06 W., 139.59 feet to an iron pin, the joint rear corner of Lots 229 and 230; thence with the common line of said lots N. 41-26-00 W., 140.15 feet to an iron pin on the southerly side of White Water Court; thence with the southerly side of White Water Court, N. 43-24-49 E., 101.73 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Joseph H. Duncan, Jr. and Gloria T. Duncan, recorded in the R.M.C. Office for Greenville County on February 1983, in Deed Book 1182, Page 431.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY STAMP
FEB 1983
\$ 24.00

which has the address of 102 White Water Court Greer, South Carolina 29651 (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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