

FILED  
GREENVILLE CO S.C.  
MAR 8 10 26 AM '83  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1597 PAGE 43

## MORTGAGE

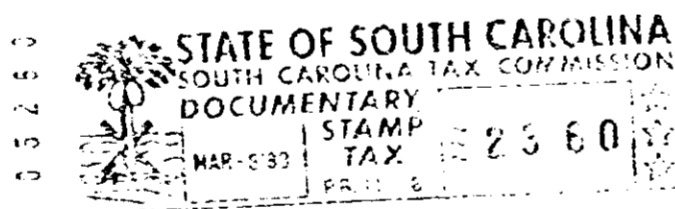
THIS MORTGAGE is made this 7th day of March, 1983, between the Mortgagor, CHARLES T. SPETH, II AND SIGNE C. SPETH, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-NINE THOUSAND AND No/100 (\$59,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 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 April 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 1, Block I of Northgate Subdivision as shown on Plat of C. M. Furman, Jr., C. E., dated June, 1926, said plat being recorded in Plat Book G, pages 135-136, also shown on a more recent plat entitled "Property of Charles T. Speth, II and Signe C. Speth", dated March 4, 1983, prepared by Carolina Surveying Co., recorded in the R.M.C. Office for Greenville County in Plat Book 9-N, page 99, reference to said more recent plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the above named mortgagors by deed of T. H. Cromer, dated July 17, 1980, recorded in the R.M.C. Office for Greenville County in Deed Book 1129, page 455.



which has the address of 1 Morningdale Drive Greenville,  
(Street) (City)  
South Carolina, 29609 (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.

SOUTH CAROLINA — 1964 F.A.M.S. 8-75-ENMA/FILM/C UNIFORM INSTRUMENT with amendments adding Para. 24

CC 10  
MAR 8 83  
048

4.000

0043

4328-RV-21