

LONG, BLACK & GASTON

GREENVILLE CO S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of March, 1983, between the Mortgagor, Joseph W. Scott and Beverly C. Scott, (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").

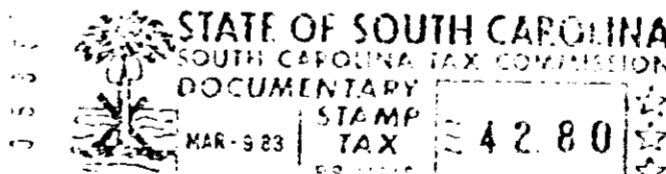
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Seven Thousand and No/100 (\$107,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the southwesterly corner of the intersection of McDaniel Avenue and Cleveland Street, in the City of Greenville, S. C., being shown as Lot No. 5 on plat of property of Parrish, Gower and Martin, as recorded in the RMC Office for Greenville County in Plat Book G at Page 197, and being further shown on a more recent plat by Freeland & Associates, dated March 3, 1983, entitled "Property of Joseph W. Scott and Beverly C. Scott," recorded in Greenville County Plat Book 9-0 at Page 17, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of McDaniel Avenue, said pin being located at the joint front corner of Lots 4 and 5, and running thence with the joint line of said lots, N. 80-00 W. 187.95 feet to an iron pin in the line of Lot No. 6; thence turning and running with the line of Lot No. 6, N. 15-45 E. 96.77 feet to an iron pin on the southerly side of Cleveland Street; thence turning and running with the southerly side of Cleveland Street, S. 69-31 E. 174.91 feet to an iron pin at the southwesterly corner of the intersection of Cleveland Street and McDaniel Avenue; thence turning and running with the westerly side of McDaniel Avenue, S. 4-27 W. 64.74 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Ernest Cannon McCreary and Ethel Wright McCreary, recorded April 19, 1978, in Greenville County Deed Book 1077 at Page 371.



which has the address of 300 McDaniel Avenue, Greenville
(Street) (City)
South Carolina 29601 (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 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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