

FILED  
GREENVILLE S.C.  
MAR 17 4 35 PM '83  
DONNIE S. TAYLOR  
R.M.C.  
**Security Federal**  
**MORTGAGE**

BOOK 1598 PAGE 271

THIS MORTGAGE is made this 17th day of March 1983, between the Mortgagor, Jerry D. Matthews (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").

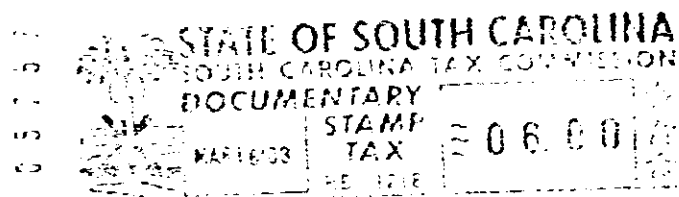
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100--(\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 17, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1993.

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, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Trotter Street (formerly Hunt Street), having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Trotter Street, at corner of lot heretofore conveyed to B. B. Smith, and running thence along his line N. 55-30 W. 150 feet to an iron pin; thence N. 33-35 E. 50 feet more or less, to an iron pin in line of Lot No. 1 of the C. E. Briscoe property; thence along the line of that lot, S. 55-30 E. 150 feet to the joint corner of said lot with the west side of Trotter Street; thence along line of said Trotter Street, S. 33-35 W. 50 feet, more or less, to the beginning corner, which is approximately 250 feet from Pendleton Street.

This is the same property conveyed to the mortgagor herein by deed of Edna Faye Matthews, dated March 17, 1983, and recorded herewith.



which has the address of 5 Hunt Street, Greenville, S. C. 29611  
(Street) (City)  
..... (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".

4.20CD 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.