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GREENVILLE S.C.
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DONNIE S. JAMESLEY
R.H.C.

BOOK 1598 PAGE 927

MORTGAGE

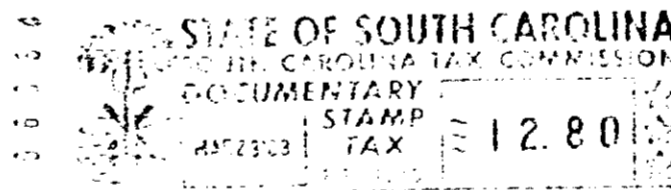
THIS MORTGAGE is made this 23rd day of March, 1983, between the Mortgagor, JULIOUS L. AUSTIN, JR. and BETTY W. AUSTIN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand and No/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 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 those pieces, parcels or lots of land on the southerly side of Landwood Avenue (formerly Fairview Avenue) in the City of Greenville, Greenville County, State of South Carolina, being shown and designated as Lots Nos. 9 and 10, Block "J", on a map of Fair Heights Subdivision made by R. E. Dalton, Engineer, dated October, 1924, recorded in the RMC Office for Greenville County, S.C., in Plat Book "F" at Page 257, and on a more recent plat entitled "Property of C. H. Blalock and Nelle R. Blalock" made by R. K. Campbell, Engineer, dated March 30, 1961, recorded in the RMC Office for Greenville County, S.C., in Plat Book "VV" at Page 71, reference to which is hereby craved for a more complete description; said lots measuring 100 feet along Landwood Avenue (formerly Fairview Avenue), 130.5 feet on the easternmost boundary thereof, 131.3 feet on the westernmost boundary thereof, and 100 feet on the rear boundary thereof.

This being the identical property conveyed to the Mortgagors by deed of Ashmore-Collins, Inc., dated March 23, 1983, to be recorded of even date herewith.



which has the address of 15 Landwood Avenue, Greenville,
(Street) (City)
South Carolina 29607 (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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