

FILED
GREENVILLE CO. S. C.

BOOK 1599 PAGE 332

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DONNIE S. SANDERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1983, between the Mortgagor, Warren C. McGovney and Suzanne McGovney, (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").

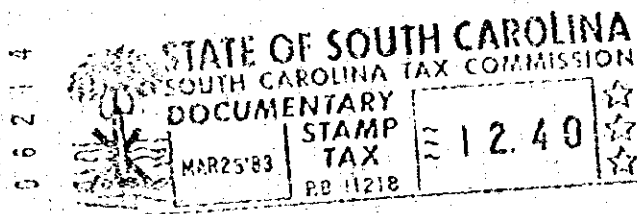
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand and no/100 (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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, together with all buildings and improvements thereon, situate, lying and being on the northern side of Phillips Road in Greenville County, South Carolina, and being known as Lot No. 19 as shown on plat entitled "Map of Boiling Springs Estates" dated July, 1961 and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book YY, at Page 15 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Phillips Road at the joint front corner of Lots 19 and 20 and running thence with the common line of said Lots, N. 10-17 W. 240 feet to an iron pin; thence N. 79-43 E. 225 feet to an iron pin in the line of Lot 18; thence with the common line of Lots 18 and 19, S. 10-17 E. 240 feet to an iron pin on the northern side of Phillips Road; thence with the northern side of Phillips Road, S. 79-43 W. 225 feet to the point of beginning.

The above-described property is the same property conveyed to the Mortgagor herein by deed of Paul W. Gladieux and Robin C. Gladieux to be recorded herewith.



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which has the address of 705 Phillips Road, Greer, S. C., 29651.
(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."

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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