

FILED
GREENVILLE CO. S. C.
MAR 31 1 17 PM '83
DONNIE S. HARRISLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st day of March, 1983, between the Mortgagor, Richard G. Laurens and Diane B. Laurens, (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 Ninety-One Thousand Two Hundred and No/100 (\$91,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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;

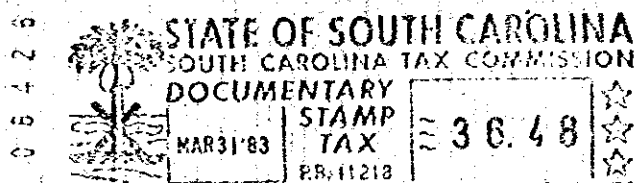
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 300 Devenger Place, Section 8 as shown on plat thereof prepared by Dalton and Neves Co., Engineers, dated September 1975, which plat is recorded in the RMC Office for Greenville County in Plat Book 5P, Page 4 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin located on the northern side of Devenger Road said pin being the joint front corner of Lots Nos. 300 and 299 and running thence with the northern side of Devenger Road N. 59-18 W. 100 feet to an iron pin; thence N. 30-42 E. 200 feet to an iron pin; thence running S. 59-18 E. 100 feet to an iron pin; thence running S. 30-42 E. 200 feet to an iron pin, the point of beginning.

THIS being the same property conveyed unto mortgagors by deed of James E. Owens and Diane T. Owens recorded of even date herewith.

Attached and made a part of by reference is an adjustable rate rider, dated March 13, 1983, by Richard G. Laurens and Diane B. Laurens.



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which has the address of 305 Devenger 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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