

APR 8 3 24 PM '83
DONNIE S. TANKERSLEY
R.M.C.

PG. 1601 113315

MORTGAGE

THIS MORTGAGE is made this 8th day of April, 1983, between the Mortgagor, ANNE H. EWING

(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-FIVE THOUSAND AND NO/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 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 May 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.

Unit No. 21, Knoxbury Terrace Condominium Community, Horizontal Property Regime, situate on the southern side of Knoxbury Terrace in the County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominium dated May 1, 1978, recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at page 708, as the same has been or may be amended from time to time.

This is the same property conveyed to the above named mortgagor by deed of James C. Martin, Peggy G. Martin, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
RECORDED
APR 11 1983
STAMP 814 0012

which has the address of Unit 21, Knoxbury Terrace Greenville
(Street) (City)
South Carolina 29602 (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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