

FILED
GREENVILLE S.C.
APR 8 3 59 PM '83
DONNIE S. WAINWRIGHT
R.M.C.

BOOK 1601 PAGE 344

MORTGAGE

THIS MORTGAGE is made this 5th day of April, 1983, between the Mortgagor, Donnie Cary Loftis and Thelma Jean Loftis, (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 One Hundred Fifty Thousand and No/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 5 April 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 1 May 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 tract of land in the County of Greenville, State of South Carolina, on the easterly side of Gibbs Shoals Road, containing 2.04 acres, more or less, according to plat entitled "Property of Donnie C. & Thelma J. Loftis", prepared by K. T. Gould, RLS, 30 March 1983, recorded in the RMC Office for Greenville County, S. C., in Plat Book "9J", at Page 93, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and bottle top in the center line of Gibbs Shoals Road, at corner of property now or formerly of Drummonds, and running thence with the center line of Gibbs Shoals Road, N. 2-30 W. 178.5 feet to a nail and bottle top; thence continuing with the center line of Gibbs Shoals Road, N. 0-54 W. 28.8 feet to a nail and bottle top; thence leaving said road and running thence with other property of mortgagors, S. 88-18 E. 339.6 feet to an iron pin; thence continuing with other property of mortgagors, S. 88-18 E. 118 feet to an iron pin; thence still with other property of mortgagors, S. 1-28 E. 206.2 feet to an iron pin in line of Drummonds property; thence with Drummonds property, N. 88-23 W. 374.6 feet to a nail and bottle top in the center line of Gibbs Shoals Road, the point of BEGINNING.

The within is a portion of that property heretofore conveyed to the mortgagors by deed of C. E. Runion, recorded 4 August 1980, RMC Office for Greenville County, South Carolina, in Deed Book 1130, at Page 376.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
STAMP
TAX \$ 60.00

which has the address of Route #10, Gibbs Shoals Road, Greer, South Carolina 29651,
(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.