

GREENVILLE  
APR 8 4 10 PM '83  
DONNIE S. HANCOCK  
R.H.C.

Donor's Mailing Address: 301 College St., Greenville, S.C. 29601

BOOK 1601 PAGE 365

# MORTGAGE

THIS MORTGAGE is made this 7th day of April, 1983, between the Mortgagor, Charlene J. Baldwin, (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 Eleven Thousand Two Hundred Thirty Six and 04/100 (\$11,236.04) Dollars, which indebtedness is evidenced by Borrower's note dated April 7, 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, 1993 CB

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, with buildings, mobile home, and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, on Plat of Wynette Estates, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "EE Page 37, being known and designated as Lot 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Grove Road, joint front corner of lots 30 and 31 and running thence S. 88-31 E. 199.95 feet to an iron pin; thence S. 5-49 W. 90 feet to an iron pin; thence N. 88-31 W. 199.9 feet to an iron pin on Grove Road, joint front corner of lots 29 and 30; thence along Grove Road N. 5-46 E. 90 feet to an iron pin, the point of the beginning.

This is the same property conveyed to the Mortgagor by deed of Carl J. Gambrell and Geraldine Gambrell of even date to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
TAX \$ 4.52

which has the address of 30 Grove Rd. Greenville, South Carolina 29611 (herein "Property Address");

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 seised 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.