

FILED
GREENVILLE CO S.C.
APR 21 1 33 PM '83
JONNIE S. WATKINS
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18 day of April, 1983, between the Mortgagor, Ira Kell Hicklin, (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 Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 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, 1983.....;

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 _____, State of South Carolina.

All that certain piece, parcel or lot of land situate lying and being on the West side of Penn Street (formerly known as Smith Street) being shown as the rear portion of Lots 5 & 6 on plat of property of D.T. Smith, recorded in the RMC Office for Greenville County, S.C. in Plat Book F, Page 108 and having, according to said Plat the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Penn Street, said pin being 150 feet North from Northwest corner of the intersection of Mount Vista Avenue and Penn Street and running thence along the West side of Penn Street, N25-40 W 50 feet to an iron pin; thence along the rear line of Lots 5 & 6, S64 - 20W 200 feet to an iron pin; thence S25-40E 50 feet to an iron pin; thence N64-20E across Lots 5 & 6, 200 feet to an iron pin on the West side of Penn Street, the beginning corner.

This is the same property conveyed to the mortgagor by deed of Ellen C. McCluggage recorded April 20, 1983.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR 20 1983
STAMP
TAX \$ 12.60

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which has the address of 7 Penn Street Greenville,
(Street) (City)
S.C. 29605 (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 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.