

FILED
GREENVILLE S.C.
APR 26 11 16 AM '83
DONNIE S. WENSLEY
R.M.C.

BOOK 1603 PAGE 714

MORTGAGE

THIS MORTGAGE is made this 25th day of April, 1983, between the Mortgagor, Lee E. Fisher and Helen M. Fisher, (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 Twenty Five Thousand and No/100 (\$25,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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, 2003.....;

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 on the Southern side of Rose Wood Drive, County of Greenville, State of South Carolina, being shown and designated as Lot No. 66 on plat entitled "Pinebrook Forest Subdivision, Section 1", dated March 15, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X, at Pages 48 and 49, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Rose Wood Drive at the joint front corner of Lots Nos. 66 and 67 and running thence along the line of Lot No. 67, S. 16-35 E. 150.0 feet to an iron pin at the joint corner of Lots Nos. 62, 63, 66 and 67; thence with the rear line of Lot No. 63, N. 73-25 E. 125.0 feet to an iron pin in the line of property of Lot No. 64; thence with the line of Lot No. 64 and continuing with the line of Lot No. 65, N. 16-35 W. 150.0 feet to an iron pin on the southern side of Rose Wood Drive; thence with the southern side of Rose Wood Drive, S. 73-25 W. 125.0 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Thomas A. Gambrell and Janice O. Gambrell, dated April 25, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1187, at Page 87, on April 26, 1983.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSIONER
DOCUMENTARY
STAMP
TAX
10.00

GCTO

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which has the address of 18 Rosewood Drive Greenville, SC 29607,
(Street) (City)

(State and Zip Code) (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.