

FILED
GREENVILLE S.C.
APR 28 12 31 PM '83
DONNIE S. TANNERSLEY
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1593 PAGE 759

MORTGAGE

THIS MORTGAGE is made this 19th day of April, 1983, between the Mortgagor, GLADYS RACHEL LINDSEY

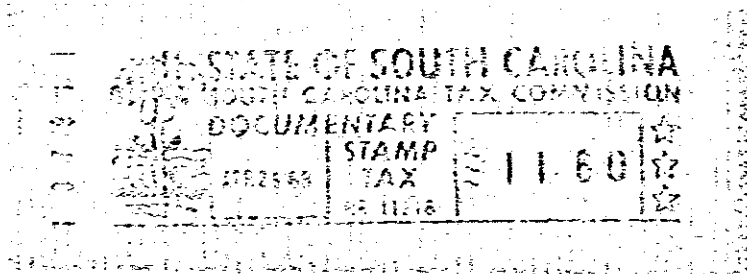
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-NINE THOUSAND AND NO/100 (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 October 24, 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 GREENVILLE, State of South Carolina.

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, on the southeast side of View Mont Drive, being shown on a plat entitled "Property of Clyde Smith and Frances M. Smith", made by Jones Engineering Services, dated May 14, 1973, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-C, Page 38, and on a more recent plat entitled "Property of Gladys Rachel Lindsey", prepared by Lindsey & Associates, Inc., dated April 23, 1983, recorded in the RMC Office for Greenville County, S.C. in Plat Book Q-R, Page 4, reference is hereby craved to said more recent plat for a metes and bounds description hereof.

This is the same property conveyed to the above named mortgagor by deed of Robert J. Miller, dated September 10, 1982, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1174, page 66 on September 17, 1982



which has the address of Rt. 7, Viewmont Drive, Greenville
(Street) (City)
South Carolina 29609 (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.