

FILED
GREENVILLE, S.C.
MAY 13 8 41 AM '83
DONNIE S. DANIELSLEY
R.M.C.

MORTGAGE

BOOK 1606 PAGE 483

THIS MORTGAGE is made this 9th day of May, 1983, between the Mortgagor, Shelby G. Joines and Linda B. Joines, (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").

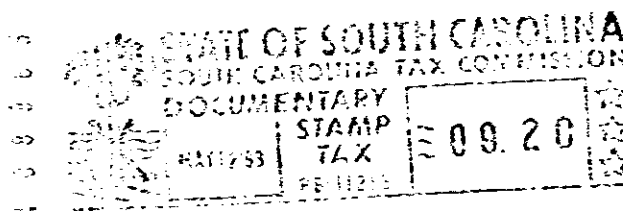
WHEREAS, Borrower is indebted to Lender in the principal sum of --Twenty Three Thousand and NO/100---- Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1st, 1998.....;

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 located in Greenville County, State of South Carolina, in O'Neal Township, on the western side of S.C. Highway No. 253, and being known and designated as Tract No. 2 on plat of property of J. K. Keller, prepared by C. O. Riddle, Sept., 1953 and recorded in the RMC Office for Greenville County in Plat Book EEE, page 77, and more recent survey and plat entitled "Survey for Shelby G. Joines", prepared by Lindsey & Assoc., Inc., dated 4-7-83, and recorded in the RMC Office for Greenville County in Plat Book 9-R, page 18, reference to said plats hereby pleaded for a more complete description.

This conveyance is subject to all easements, rights of way and roadways of record, if any.

This is that same property conveyed to Mortgagor by deed of Paul Butler, recorded in the R. M. C. Office for Greenville County on July 1, 1976, in Deed Book 1038, at page 951.



which has the address of Rt2, Hwy 253, Taylors, S. C.
(Street) (City)
S. C. 29687 (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.

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