

FILED
GREENVILLE S.C.

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MORTGAGE

DONNIE S. WAINESLEY
R.M.C.

THIS MORTGAGE is made this 13th day of May, 1983, between the Mortgagor, Myron F. Robinson and Brenda K. Robinson, (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 Seventy-one Thousand and no/100 (\$71,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 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 1, 2013.....;

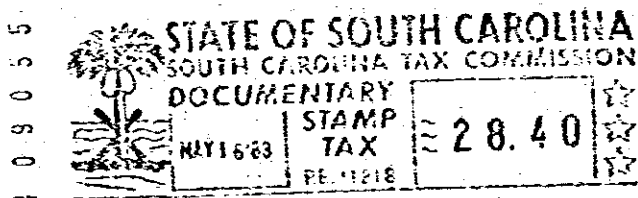
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northwest side of Devon Drive, near the City of Greenville, shown as Lot 107 on Plat of Sheets 1 and 2, addition to Knollwood Heights, recorded in the RMC Office for Greenville, S. C., in Plat Book 4F, at pages 17 and 18 and on a survey entitled "Property of Myron F. Robinson and Brenda K. Robinson" prepared by Richard D. Wooten, Jr., RLS, dated May 11, 1983, and having according to said survey the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Devon Drive at the joint front corner of Lots 108 and 107 and running thence along the line of Lot 108 N 47-48 W 217.75 feet to an iron pin; thence N 38-06 E 120.3 feet to an iron pin; thence with the line of Lot 106 S 47-48 E 226.4 feet to an iron pin on the northwest side of Devon Drive; thence along Devon Drive S 42-12 W 120 feet to the beginning corner.

Being the same property conveyed to mortgagors herein by deed of Steven L. Roling and Susan T. Roling dated May 13, 1983 and recorded simultaneously herewith in Deed Book 1188 at page 283.

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which has the address of 226 Devon Drive Mauldin, (Street) (City)

S. C. 29662 (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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