

GREENVILLE S.C.
FILED
MAY 13 3 03 PM '83
DONNIE S. WILKINS
R.M.C.

BOOK 1607 PAGE 186

MORTGAGE

THIS MORTGAGE is made this 12th day of May, 1983, between the Mortgagor, Lillie D. Hayes, (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 Sixteen Thousand and No/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated even date herewith, (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, 1993.....;

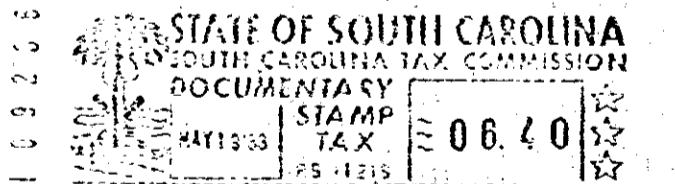
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying, being and situate in the County of Greenville, State of South Carolina, being more particular described in accordance with a plat entitled "Mrs. Lillie D. Hayes & Donald B. Hayes" prepared by J. L. Montgomery, III, R.L.S., dated April 21, 1975, and being more particularly described, to-wit:

BEGINNING at an iron pin, said iron pin lying approximately 535.5 feet East of the Riley Smith Drive and running thence with Black Drive, N. 74-38 E. 60 feet to an iron pin; thence N. 3-24 E. 100 feet to an iron pin; thence N. 66-21 E. 28 feet to an iron pin; thence along the joint property line of Ethel S. Duncan N. 7-27 W. 200.9 feet to an iron pin; thence along joint property line of Peden, S. 60-33 W. 97.08 feet to an iron pin; thence along joint property line of Mary J. Peden S. 4-20 E. 279.31 feet to the point of beginning.

This is the same property heretofore conveyed to the Mortgagor and Donald B. Hayes by deed of Ethel S. Duncan recorded in the R.M.C. Office for Greenville County in Deed Volume 1017 at page 320 on April 24, 1975. Donald B. Hayes conveyed all of his right, title and interest in and to the subject property to Lillie D. Hayes by deed being recorded simultaneously herewith.

This Mortgage is junior and subordinate to that certain Mortgage heretofore given by Lillie D. Hayes and Donald B. Hayes to First Federal Savings and Loan Association and recorded in the R.M.C. Office for Greenville County in REM Volume 1372 at page 720 on July 14, 1976.



which has the address of 520 Black Drive Greenville, (City)

S. C. 29615 (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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4328 W. 21