

FILED
GREENVILLE S.C.
MAY 20 2 26 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1607 PAGE 341

MORTGAGE

THIS MORTGAGE is made this 19th day of May, 1983, between the Mortgagor, Terrell Marketing, Inc.

, (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 \$23,243.32 (Twenty-three thousand two hundred forty-three and 32/100---) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 November 17, 1983.....;

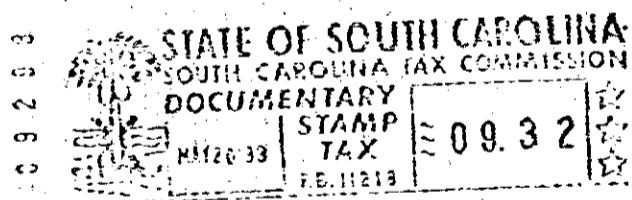
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, on the eastern side of Fox Creek Court and being shown and designated as a 1.2 acre tract on plat entitled "Survey for Thomas P. Gaudreau" prepared by Jeffery M. Plumblee, Inc., said plat being recorded in the RMC Office for Greenville County in Plat Book 9-Q at Page 26, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Lowell H. Tankersley and Paul M. Vernon recorded in the RMC Office for Greenville County in Deed Book 1188 at Page 510 on May 19, 1983.

THIS is a second mortgage subject to none.

THE mailing address of the Mortgagee herein is P. O. Box 408, Greenville, S. C. 29602.



which has the address of Rt. 5, Fox Creek Ct., Travelers Rest, (City)
South Carolina 29690 (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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