

GREENVILLE, S.C.

MAY 25 4 16 PM '83

DONNA G. BRYAN
R.H.C. SLEY

BOOK 1608 PAGE 74

MORTGAGE

THIS MORTGAGE is made this 25th day of May, 1983, between the Mortgagor, Claude I. Theisen and Susan R. Theisen, (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").

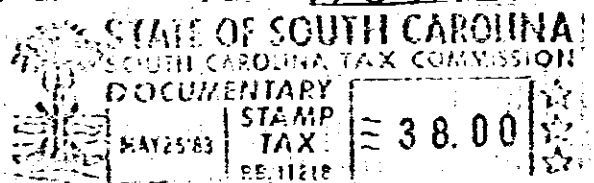
WHEREAS Borrower is indebted to Lender in the principal sum of Ninety Five Thousand and No/100 (\$95,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2008.

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 situate, lying and being on the southwestern side of Dewberry Lane, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 50 on plat of Dove Tree Subdivision, prepared by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X, at Pages 21 through 23, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Dewberry Lane, at the joint front corner of Lots Nos. 50 and 51 and running thence with the line of Lot No. 51, S. 50-14 W. 148.8 feet to an iron pin in the line of property of Lot No. 54; thence with the line of Lot No. 54, N. 66-58 W. 10 feet to an iron pin at the joint rear corner of Lots Nos. 54 and 55; thence with the line of Lot No. 55, N. 53-17 W. 67.3 feet to an iron pin at the joint rear corner of Lots Nos. 48 and 55; thence with the line of Lot No. 48, N. 46-05 W. 45.9 feet to an iron pin at the joint rear corner of Lots Nos. 49 and 50; thence with the line of Lot No. 49, N. 43-02 E. 156.9 feet to an iron pin on the southwestern side of Dewberry Lane; thence with the southwestern side of Dewberry Lane, the following courses and distances: S. 51-31 E. 26.5 feet to an iron pin; thence S. 46-33 E. 114.0 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of James P. Bryan and Donna G. Bryan, dated April 2, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1188, at Page 380, on May 25, 1983.



which has the address of 9 Dewberry Lane, Greenville, SC 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.

2 MY25 83 274 4.00CI