

FILED
GREENVILLE S.C.

1538 PAGE 178

MAY 26 11 00 AM '83 **MORTGAGE**

DONNIE S. SANDERSLEY
R.M.C.

THIS MORTGAGE is made this 24th day of May, 1983, between the Mortgagor, Peggy L. Loftus, (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").

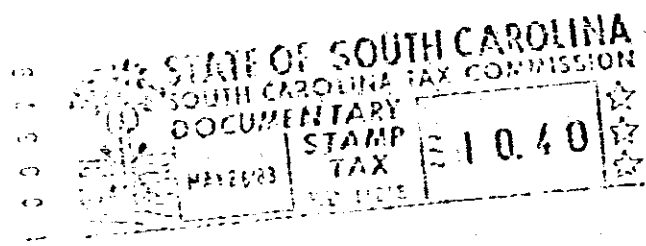
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand and No/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina located in Chick Springs Township on the southeastern side of Bridgewood Avenue being known and designated as Lot No. 14, Forest Hills Subdivision as shown on a plat prepared by Carolina Engineers and Surveyors dated November 17, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 45 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bridgewood Avenue at the joint front corner of Lots Nos. 13 and 14 running thence S. 36-44 E. 175 feet to an iron pin; thence running S. 53-16 W. 100 feet to an iron pin; thence running along the joint line with Lot 15 N. 36-44 W. 175 feet to an iron pin on the southeastern side of Bridgewood Avenue at the joint front corner with Lot 15; thence running along the southeasterly side of Bridgewood Avenue N. 53-16 E. 100 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Gary M. Loftus dated December 30, 1971 and recorded in the RMC Office for Greenville County on January 5, 1972 in Deed Book 933 at Page 182.



which has the address of 213 Bridgewood Avenue Taylors,
(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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