

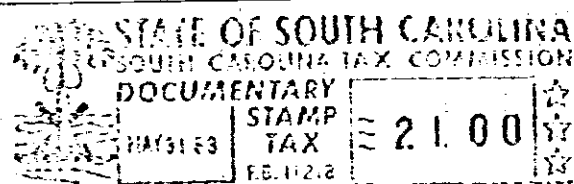
FILED
GREENVILLE S.C.
MAY 31 4 33 PM '83
DONNIE R. H. C.

MORTGAGE

THIS MORTGAGE is made this 31st day of May, 1983, between the Mortgagor, David A. Ayer and C. Ann Tucker, (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 Fifty Two Thousand Five Hundred and no/100 (\$52,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot Number 98 of a Subdivision known as Coach Hills according to a plat thereof prepared by Piedmont Engineers and Architects dated September 26, 1974, recorded in Plat Book 4-X at Page 85 and 86 of the R.M.C. Office for Greenville County and in Plat Book 4-X at Page 94 of the R.M.C. Office for Greenville County, and having according to a more recent plat made for Grantees by Carolina Surveying Company recorded in Plat Book 97 at Page 62 having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the turnaround of Red Fox Court at the joint corner of Lots 97 and 98 and running thence with the joint line of said lots, S. 51-37 W. 122.72 feet to an iron pin in the line of Lot 96; thence with the line of Lot 96, S. 21-37 W. 124.80 feet to an iron pin in the line of property of H.P. Nations; thence with the line of said property S. 26-49 E. 70.04 feet to an iron pin in the line of property of Elizabeth J. McPherson; thence with the line of said property, N. 67-57 E. 126.75 feet to an iron pin at the joint rear corner of Lots 98 and 99; thence with the joint line of said lots, N. 15-19 E. 168.40 feet to an iron pin on the southern edge of the turnaround of Red Fox Court; thence with the curvature of said turnaround, the chord of which is N. 48-48 W. 68.16 feet to the point of beginning.

Being the same conveyed to the Mortgagors by deed of Yves M. Cariot and Michele L. Cariot, to be recorded herewith.

which has the address of 4 Merry Oaks Court Greenville,
(Street) (City)
South Carolina 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.

ECTO

3 MAY 31 83
OIA
4.0000