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GREENVILLE

BOOK 1699 PAGE 319

JUN 1 11 CO BY MORTGAGE

DONNA R. M. C. OFFICE

THIS MORTGAGE is made this 25th day of May, 1983, between the Mortgagor, DERMONT FARMER

, (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-FIVE THOUSAND AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (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, together with improvements thereon, situate, lying and being at the western end of the culdesac on Provo Drive in Greenville County, South Carolina, being shown and designated as part of Lot 56 of Western Hills Subdivision, Section One, plat of which subdivision is recorded in Plat Book QQ, Page 98, Greenville County R.M.C. Office, and having according to said plat and a more recent plat entitled "Survey for Dermont Farmer," dated September 3, 1981, revised May 28, 1983, by W. R. Williams, Jr., the following metes and bounds:

BEGINNING at an iron pin on the Western side of the culdesac for Provo Drive at the joint front corner of Lots 57 and 56 and running thence with the joint line of said lots S. 51-09 W. 204.7 feet to an iron pin; thence running N. 15-47 W. 163.8 feet to an iron pin on the bank of a creek; thence continuing in the same direction to a point in the center of the creek; thence with the center line of the creek as the line, the traverse line of which is N. 47-45 E. 155.2 feet to an iron pin; thence leaving the creek and running S. 58-03 E. to an iron pin on the Southeastern bank of the creek; thence continuing in the same direction 110.9 feet to an iron pin on the right-of-way of the culdesac for Provo Drive; thence with the curve of the culdesac for Provo Drive as the line, the traverse of which is S. 3-50 W. 75 feet to an iron pin being the point of beginning and being a portion of the property conveyed to the Mortgagor herein by deed of Joyce A. Caricofe dated and recorded September 4, 1981, in Deed Book 1154, Page 690, Greenville County R.M.C. Office.

which has the address of 13 Provo Drive, Greenville (City), South Carolina 29611 (State and Zip Code) (herein "Property Address");

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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