

FILED
GREENVILLE S.C.
JUN 1 11:00 AM '83
DONNIE R. M. C.

BOOK 1609 PAGE 323

MORTGAGE

THIS MORTGAGE is made this 26th day of May, 1983, between the Mortgagor, Ben F. Cline, Sr. and Vernice A. Cline, (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/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 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, 1998.....;

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 on the western side of Saluda Lake Road, County of Greenville, State of South Carolina, being shown and designated as Lots 8 and 9 on plat of property of B.F. Massingale, recorded in the R.M.C. Office for Greenville County in Plat Book ZZ, at Page 106 and having, according to a more recent plat entitled "Property of Ben F. Cline, Sr. and Vernice A. Cline" by Freeland & Associates dated August 23, 1979, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Saluda Lake Road at the joint front corner of Lots 7 and 8, said point being S. 76-18 E. 15.6 feet from an iron pin near the western edge of Saluda Lake Road; thence from said Point of Beginning, running from the center of Saluda Lake Road, S. 30-25 E. 94.4 feet to a point; thence S. 81-00 E. 119.5 feet to a point at the joint front corner of Lots 10 and 9; thence with the joint line of said lots, S. 69-30 W. 441 feet to an iron pin on the eastern shore of Saluda Lake; thence continuing in the same direction 125 feet to a point in the center of Old River Line; thence with the Old River Line in a northwesterly direction, 216 feet to a point; thence with the Old River Line in a Northeasterly direction, 200 feet to a point at the joint rear corner of Lots 8 and 7; thence with the joint line of said lots, S. 76-18 E. 108 feet to an iron pin on the eastern shore of Saluda Lake; thence continuing in the same direction, 309 feet to a point in Saluda Lake Road, being the Point of Beginning.

The above-described property is the same property conveyed to Ben F. Cline, Sr. and Vernice P. Cline by deed of Frances W. Ellis recorded August 31, 1979 in Deed Book 1110 at Page 637.

which has the address of 412 Saluda Lake Road, 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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