

Mortgage's Mailing Address: 310 College Street, P. O. Box 408, Greenville, S.C. 29602

JUN 3 2 28 PM '83
DONNIE
R.M.C. OFFICE

MORTGAGE

BOOK 1639 PAGE 921

THIS MORTGAGE is made this 2nd day of June, 1983, between the Mortgagor, W. J. Stewart, Jr.

, (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").

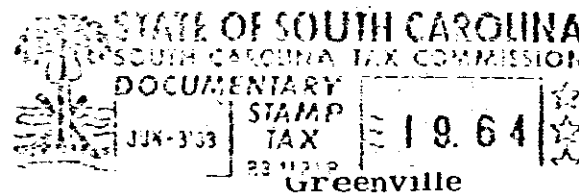
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Nine Thousand Five and 70/100 (\$49,005.70) Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 1993...

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 200, Section IIIB, of Westcliffe Subdivision, shown upon a plat thereof prepared by Piedmont Engineers and Architects, December 11, 1963, revised September 24, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at pages 72, 73, 74 and 75, and giving, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Eastcliffe Way and running thence along the joint line of Lots Nos. 200 and 201, S. 37-20 E. 195.9 feet to an iron pin in the line of Lot No. 199; thence running along the joint line of Lots Nos. 199 and 200, S. 57-02 W. 129.8 feet to a point on the eastern side of Balmoral Court; thence running along the eastern side of Balmoral Court, N. 55-26 W. 55.6 feet to a point; thence continuing along Balmoral Court, N. 34-35 W. 117.4 feet to a point; thence running N. 11-07 E. 35.1 feet to a point; thence running along the southern side of Eastcliffe Way, N. 56-48 E. 115.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Lloyd W. Gilstrap dated May 4, 1966 and recorded in the R.M.C. Office for Greenville County on May 5, 1966 in Deed Book 797 at Page 589.



which has the address of 1 Balmoral Court (Street) Greenville (City), S.C. 29811 (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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