

GREENVILLE S.C.
JUN 13 2 44 PM '83
DONAHUE
R.M.C. CONLEY

MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1983, between the Mortgagor, Joel Lane Nance and Sharon Darlene Nance, (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").

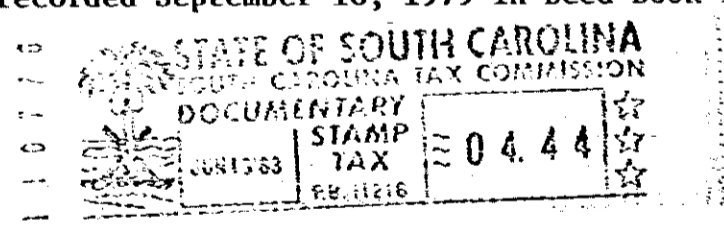
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand, Thirty-Six and 59/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1991.....;

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 those pieces, parcels or lots of land situate, lying and being at the southwest corner of the intersection of Larry Court with Earle Drive in Greenville County, South Carolina, being known as Lots Nos. 1 and 2 of Block D as shown on plat entitled "Rolando Heights" dated July 1950 made by Piedmont Engineering Company and recorded in the RMC Office for Greenville County, South Carolina in Plat Book AA at page 71 and having according to a more recent survey entitled "Property of Joel L. Nance and Sharon Darlene Nance" made by Freeland & Associates dated June 3, 1983, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Larry Court at the joint front corner of Lots Nos. 2 and 3 and running thence with the southern side of Larry Court, S. 87-01 E., 70.00 feet to an iron pin; thence continuing with the southern side of Larry Court, S. 77-13 E., 58.55 feet to an iron pin at the intersection of Larry Court with Earle Drive; thence with the curve of the intersection, the chords of which are S. 49-45 E., 49.79 feet and S. 1-35 W., 30.20 feet to an iron pin on the western side of Earle Drive; thence with the western side of Earle Drive, S. 51-05 W., 67.68 feet to an iron pin; thence leaving Earle Drive and running S. 83-48 W., 118.70 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the common lines of said lots, N. 2-49 E., 134.44 feet to an iron pin on the southern side of Larry Court, the point of beginning.

The above described property is the same property conveyed to the Mortgagors by deed of Tommy R. Hammond and Kathy C. Hammond recorded September 18, 1979 in Deed Book 1111 at page 770.



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which has the address of 1 Larry Court, Greenville, South Carolina, (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.

BRIT 6

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