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GREENVILLE S.C.

JUN 15 3 20 PM '83

# MORTGAGE

60-1611 and 580

DONNIE ... SLEY

THIS MORTGAGE is made this 15th day of June 19.83, between the Mortgagor, James Warren Rambo and Katie Roman Rambo (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of Greenville, South Carolina, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

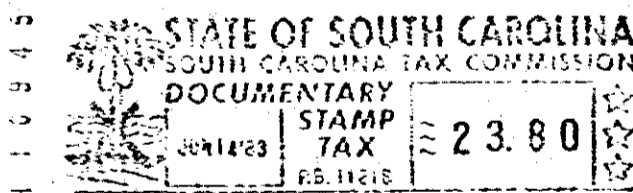
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty nine Thousand Five Hundred and 00/100 (\$59,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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 with the buildings and improvements thereon lying and being in the county of Greenville, State of South Carolina on the southerly side of Park Hill Court, being known and designated as Lot No. 85 on Plat of Mount Vernon Estates, Section 1 recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X on pages 12-15 and having according to said Plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southerly side of Park Hill Court, said beginning being the joint front corner of Lots 85 and 86 and running thence with the common line of said lots S. 25-20 W. 175.3 feet to an iron pin the joint rear corner of Lots 89 and 86 thence N. 86-08 W. 70 feet to an iron pin thence N. 3-52 E. 25 feet to an iron pin thence N. 63-20 W. 65.6 feet to an iron pin the joint corner of Lots 80 and 85 thence N. 16.49 E. 147.6 feet to an iron pin the joint corner of Lots 84 and 85 thence with the common line of said lots S. 84-34 W. 145.22 feet to an iron pin on the southerly side of Park Hill Court thence with the southerly side of Park Hill Court on a curve the chord of which is S. 1-12 W. 30 feet to an iron pin thence continuing with Park Hill Court on a curve the chord of which is S. 30-51 E. 30 feet to an iron pin the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of Charles R. Mauney and Nancy H. Mauney, dated June 15, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1190 at page 296 on June 15, 1983.



which has the address of 104 Park Hill Court, Greer, South Carolina 29651 (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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