

Security Federal

MORTGAGE

BOOK 1312 PAGE 277

GREENVILLE S.C.
DONOR: R.M.C. SLEY
11 CO 04 '83

THIS MORTGAGE is made this 20th day of June 1983, between the Mortgagors, Lawrence B. Cadden, Jr. and Paula Lewis Cadden, (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand Six Hundred Fifty & No/100 (\$25,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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

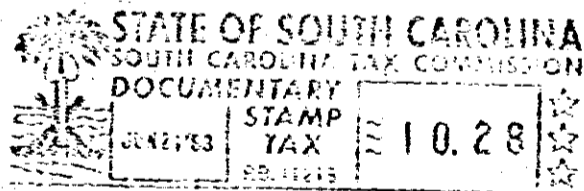
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina being known and designated as Lot No. 108, Section 2, Belmont Heights, according to a plat recorded in Plat Book GG at Page 99 in the R.M.C. Office for Greenville County and having, according to a more recent survey made by R. W. Dalton, Engineer dated December 3, 1955, the following description:

BEGINNING at an iron pin on the south side of Kay Drive which iron pin is 100 feet east from the intersection of Kay Drive and Melvin Drive at the joint front corner of Lots 108 and 107; running thence with the line of Lot 107, S. 24-45 W., 129.7 feet to an iron pin; thence with the line of Lot 109, N. 65-19 W., 125 feet to an iron pin on Melvin Drive; thence with said Melvin Drive, N. 24-41 E., 100.7 feet to an iron pin at the intersection of Melvin Drive and Kay Drive; thence with the curve of said intersection, the chord of which is N. 68-50 E., 35.8 feet to an iron pin on Kay Drive; thence with Kay Drive, S. 67-00 E., 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Lawrence B. Cadden, Sr. and Ettie S. Cadden of even date and recorded herewith.

This property is also shown on a plat entitled "Property of Lawrence B. Cadden and Paula Cadden" made by R.B. Bruce, RLS #1952, on June 15, 1983 and recorded in the R.M.C. office for Greenville County, South Carolina in Plat Book 9-11, at Page 44.



which has the address of 51 Kay Street, Greenville, S. C. 29605 (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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