

FILED
GREENVILLE
JUN 23 1983
DONNELL
R.F.

6901312 702

MORTGAGE

THIS MORTGAGE is made this 17th day of June, 1983, between the Mortgagor, Donald R. Smith and Kersandra Y. Smith (herein "Borrower"), and the Mortgagee, Great Financial Federal, a corporation organized and existing under the laws of The United States of America, whose address is 319 St. Elizabeth Street, P.O. Box 989, Owensboro, Kentucky 42302-0989 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Thousand and No/100-- (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 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 piece, parcel or lot of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot 93, Section 4, Phase I, Brookside Subdivision, on plat entitled "Plat of Donald R. Smith and Kersandra Y. Smith" as recorded in Plat Book 8-G at Page 51 in the RMC Office for Greenville County and having metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of Donald E. Baltz dated October 6, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1134 at Page 963 on October 6, 1980.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 23 1983
STAMP
TAX \$ 30.00

7.00

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which has the address of 204 Brooks Road, Mauldin, S. C. 29662 (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.