

# Security Federal

BOOK 1613 PAGE 624

## MORTGAGE

GREENVILLE  
JUN 30 1983  
SOKKIE

THIS MORTGAGE is made this 30th day of June 1983, between the Mortgagor, S. Thomas G. Darr and Ann Marie Borthwick Darr, (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 Forty-Nine Thousand Five Hundred and No/100 (\$49,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 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 lying, situate and being in the City of Greenville, County of Greenville, State of South Carolina, on the northeasterly side of Sylvan Drive, being known as Lot 47 on plat of Country Club Estates, recorded in Plat Book G, Pages 190-191, in the Greenville County RMC Office, and, according to recent plat entitled "Property of Thomas G. Darr and Anne Marie Darr", dated June, 1983, prepared by Dalton & Neves Co., Engineers, and recorded in the Greenville County RMC Office in Plat Book 7-21, Page 82, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Sylvan Drive, a point 131.5 feet from the intersection of Sylvan Drive and Douglass Drive, and running thence along Sylvan Drive S. 62-57 E., 91.5 feet to an iron pin on Sylvan Drive; thence continuing along Sylvan Drive S. 72-42 E., 43.3 feet to an iron pin on Sylvan Drive; thence continuing along Sylvan Drive S. 85-04 E., 56.7 feet to an iron pin at the joint front corners of Lots 47 and 48; thence along joint line of said lots N. 23-22 W., 127.3 feet to an iron pin at the joint rear corners of Lots 47, 48, 44 and 43; thence S. 66-38 W., 140 feet to an iron pin on Sylvan Drive at the joint corners of Lots 46 and 47, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John W. Reed, dated June 30, 1983, and recorded June 30, 1983, in the Greenville County RMC Office in Deed Book 1191, Page 502.

This conveyance is subject to existing easements, rights-of-way, reservations and restrictions of record.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
TAX STAMP  
JUN 30 1983  
\$ 19.80

1 Sylvan Drive, Greenville, South Carolina 29605  
which has the address of (Street) (City)  
(herein "Property Address");  
(State and Zip Code)

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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