

FILED
GREENVILLE, S.C.

JUL 5 3 04 PM '83

DONNIE R. M. C. J. EY

MORTGAGE

THIS MORTGAGE is made this Thirtieth day of June, 1983, between the Mortgagor, Andrew Lehotay and Karen S. Lehotay, (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").

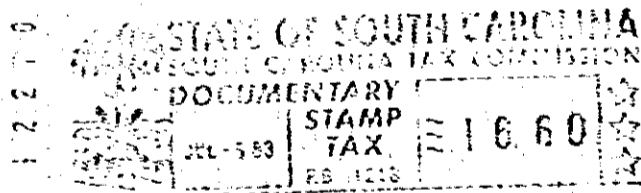
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Five Hundred and no/100 (\$41,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 155 on plat of property of PINE FOREST Subdivision, recorded in Plat Book QQ at Pages 106 and 107, in the RMC Office for Greenville County, being further described on plat prepared by J. L. Montgomer, III, dated June 29, 1983, titled "Property of Andrew and Karen S. Lehotay" and being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book at Page of even date herewith; said plat being craved for the specific metes and bounds as appear thereon.

This being the same property conveyed to Mortgagors herein by deed of James B. Lowndes and Rozelle C. Lowndes dated June 30, 1982, recorded in the RMC Office for Greenville County on July 1, 1982, in Deed Book 1169 at Page 497.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s) which affect the property hereinabove described.



which has the address of 124 Vinehill Road Greenville, South Carolina 29607 (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 seized 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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