

GREY, S...
JUL 1 2 31 1983
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MORTGAGE

THIS MORTGAGE is made this 1st day of July, 1983, between the Mortgagor, R. Jerry Embree and Martha W. Embree, (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 Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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 1988.....;

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 with buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 12 on a plat of ROSEWOOD PARK, which plat is recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book TT, Page 31, and having, according to that plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Brushy Creek Road at the junction of Ike's Road and Cunningham Road, the joint front corner of Lots Nos. 11 and 12, and running thence S. 10-00 E. 206.8 feet to an iron pin in the rear line of Lot No. 19; thence along the Lot. 19, N. 81-41 E. 43.2 feet to an iron pin, joint corner of Lots Nos. 12, 13, 18, and 19; thence running along the line of Lots Nos. 12 and 13, N. 7-57 E. 195.3 feet to an iron pin on the southerly side of Brushy Creek Road, N. 87-54 W. 105 feet to a point, the point of beginning.

This conveyance is made subject to and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat (s) or on the premises.

Derivation: See deed of Clinton P. Williams and Ruth C. Williams dated August 9, 1972 and recorded in the R. M. C. office of Greenville County in deed book 951 and page 355.

This is a first mortgage and junior to mortgage from Mortgagors herein to Mortgagee herein recorded in M.B. 1244, Page 308.

STAMP
TAX \$02.00

which has the address of 800 Brushy Creek Rd., Taylors, S. C. 29687, (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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