

JUL 21 / 4 31 PM '83

DONNIE S. SLEY

MORTGAGE

THIS MORTGAGE is made this 20th day of July, 1983, between the Mortgagor, James A. Marsh and Diane J. Marsh

, (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 Two thousand Nine Hundred forty five and no cents (\$2945.00) Dollars, which indebtedness is evidenced by Borrower's note dated 07-20-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Jan 31, 1986

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 parcel, tract or lot of land situate, lying and being in the northwestern side of Rebecca Lane and being known and designated as Lot No. 26 of Rebecca Acres Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-G at Page 171, reference to said plat being craved for a complete description as to metes and bounds.

THIS property conveyed is subject to those restrictions set forth in Deed Book 974 at Pages 340, 341 and 342 at to such easements, rights-of-way, etc., as may appear of record or on the premises.

THIS is the same property conveyed to the mortgagor(s) herein by deed of Gerald C. Coleman, and recorded in the RMC Office for Greenville County, on 05-09-83, in Deed Book 1187, and Page 283.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
DATE 01 20 83

which has the address of Lot 26 Rebecca St Simpsonville
SC 29681 (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.

7328-11-21