

FILED  
GREENVILLE S.C.  
JUL 22 3 21 PM '83  
DONNIE S. FARRASLEY  
R.M.C.

801.1817 242

# MORTGAGE

THIS MORTGAGE is made this 22nd day of July, 1983, between the Mortgagor, David J. Nicholson and Martha L. Nicholson, (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").

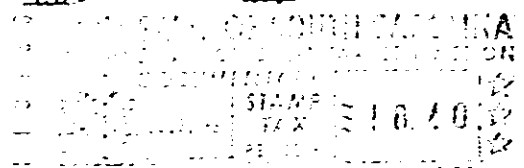
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand and no/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 with the buildings and improvements thereon, lying and being on the southeasterly side of West Golden Strip Drive, near the Town of Mauldin, in the County of Greenville, State of South Carolina, containing 2.54 acres, according to a plat prepared by Freeland & Associates, Engineers, dated July 21, 1983, entitled "Property of David J. Nicholson and Martha L. Nicholson", and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-V, at page 64, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of West Golden Strip Drive, said pin being 1,538 feet, more or less in a westerly direction from the intersection of Laurens Road and West Golden Strip Drive, and running thence S. 32-04 E. 33.33 feet to an iron pin; thence S. 39-28 E. 40.72 feet to an iron pin; thence S. 39-23 E. 490.21 feet to an iron pin in the center of a branch; thence with the center of the branch as the line, the traverse line being S. 74-11 W. 156.05 feet to an iron pin; thence continuing with the center of the branch as the line N. 88-43 W. 152.42 feet to an iron pin; thence turning and running N. 24-20 W. 390.22 feet to an iron pin; thence N. 24-28 W. 78.40 feet to an iron pin on the southeasterly side of West Golden Strip Drive; thence with the southeasterly side of West Golden Strip Drive N. 70-14 E. 150.01 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of Stephen J. Gedosch, dated July 22, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1172 at page 268 on July 22, 1983.



which has the address of 27 West Golden Strip Drive, 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 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.

Vertical stamp on the right margin, partially legible as "2013".

Vertical stamp on the right margin, partially legible as "4326-17-20".