

JUL 25 9 05 AM '83 MORTGAGE

DONNIE S. DANFORSLEY
R.M.C.

THIS MORTGAGE is made this 21st day of July 1983, between the Mortgagor, Barbara M. Britt (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 1090 - Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Eight Hundred and 00/100 (\$16,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 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, 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Lake Lanier Subdivision, Glassy Mountain Township, on the West side of East Lake Shore Drive and being more particularly described as follows:

Beginning at an iron pin on the West side of East Lake Shore Drive (said iron pin bearing S. 26-21 W. 45.3 feet from the front corner of lot 139 and lot 140) and running thence along the edge of East Lake Shore Drive, S. 49-09 E. 24.5 feet to an iron pin; thence S. 45-25 W. along the edge of the waters of Lake Lanier N. 44-59 W. 25.8 to an iron pin; N. 48-56 E. 22 feet to an iron pin, being the point of beginning. For a more particular description reference is hereby made to a plat made for Tryon Development Company by George Kershaw, C. E. dated 1925 and duly recorded in the R.M.C. Office for Greenville County; also reference is made to plat made for Lanier Realty Company by J. Q. Bruce, Reg. Sur. dated July 15, 1958.

This is the same property conveyed to the mortgagor herein by B & D Development Corporation of Landrum by deed dated July 14, 1983, recorded July 25, 1983, in Deed Book 1192, page 985, R.M.C. Office for Greenville County.

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which has the address of East Lake Shore Drive, Lake Lanier, Landrum, S. C. 29356 (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 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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