

FILED
GREENVILLE S.C.

JUL 25 3 25 PM '83

MORTGAGE

1617 605

DONNIE S. TAMPERSLEY

THIS MORTGAGE is made this 22ND day of July, 1983, between the Mortgagor, Yves J. Billioux and Stephanie B. Billioux, (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 Eighty Four Thousand and No/100 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 situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, and being on the southerly intersection of Stone Ridge Road and Sugar Lake Court, being known and designated as Lot 151 on plat entitled "Map 4, Section One, Sugar Creek" as recorded in the R.M.C. Office for Greenville County in Plat Book 5D, Page 72 and having, according to a more recent survey entitled "Property of Yves J. Billioux and Stephanie B. Billioux" prepared by Freeland and Associates on July 21, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Stone Ridge Road, said pin being the joint corner of Lots Nos. 151 and 152 and running thence with the common line of said lots S. 50-56-34 W., 125.30 feet to an iron pin, the joint rear corner of Lots Nos. 150 and 151; thence with the common line of said lots N. 46-01-11 W., 131.16 feet to an iron pin on the southerly side of Sugar Lake Court; thence with the southerly side of Sugar Lake Court on a curve, the chord of which is N. 24-32-07 E., 33.29 feet to an iron pin; thence continuing on a curve the chord of which is N. 25-47-43 E., 35.36 feet to an iron pin; thence continuing with the southerly side of Sugar Lake Court N. 46-30 E., 72.38 feet to an iron pin at the intersection of Stone Ridge Road and Sugar Lake Court; thence with said intersection S. 84-29-12 E., 33.12 feet to iron pin on the southwesterly side of Stone Ridge Road; thence with the southwesterly side of Stone Ridge Road S. 32-29-55 E., 143.32 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Christian A. Tschann recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
RECORDING OFFICE
DOCUMENTARY
STAMP
TAX = 33.60

which has the address of 104 Stone Ridge Road, Greer, South Carolina 29651 (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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