

JUL 26 11 17 AM '83

BOOK 1610 PAGE 933

DONNIE S. TAMPERSLEY
R.M.C.

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GREENVILLE
FILED
JUN 16 11 30 AM '83
DONNIE S. TAMPERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 9th day of June, 1983, between the Mortgagor, Peter J. Bouharoun

, (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 Thirty Nine Thousand Six Hundred and no/100-----Dollars, which indebtedness is evidenced by Borrower's note dated June 9, 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 1, 2008.

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 lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot 67 and part of Lot 68, CHEROKEE PARK, as shown on plat entitled "Property of Peter J. Bouharoun" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-A at Page 12, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Grove Road at the joint front corner of Lots 65 and 67 and running thence N. 62-32 W. 170.5 feet to an iron pin; thence N. 18-48 E. 63.3 feet to an iron pin; thence S. 62-32 E. 170.5 feet to an iron pin; thence S. 18-48 W. 63.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of William J. Bouharoun and Patricia H. Bouharoun as recorded in Deed Book 1190 at Page 11 on June 10, 1983.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
STAMP
TAX \$ 15.84

which has the address of 203 Grove Road, Greenville, S. C. 29605 (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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