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GREENVILLE S.C.

1983 JUL 26 12 33 PM '83

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DONNIE S. LAWRENCE
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of July, 1983, between the Mortgagor, S. Everette Adams, Jr. and Sandra H. Adams, (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 Fifty-five thousand and no/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 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 of that piece, parcel or tract of land together with all improvements thereon, situate lying and being in Greenville County, South Carolina, located on the Pelham Road containing 9.17 acres and having according to a plat prepared by Freeland & Associates dated March 20, 1981 and revised July 14, 1983 and recorded in the R.M.C. Office for Greenville County in Plat Book 9-V at Page 78, the following metes and bounds:

BEGINNING at an iron pin located on the northern edge of Pelham Road and running along Pelham Road N. 35-00 W. 269.2 feet to an iron pin; thence continuing with Pelham Road N. 40-16 W. 56.3 feet to an iron pin; thence turning and running along common boundary with property of S. E. Adams, Jr., N. 34-49 E. 514.6 feet to an iron pin; thence N. 18-21 E. 234.0 feet to a new iron pin; thence S. 69-57 E. 485.65 feet to a new iron pin; thence with the common boundary of property of Linton B. Puckett S. 21-50 W. 487.0 feet to a new iron pin; thence S. 29-50 W. 79.1 feet to an iron pin; thence S. 61-49 W. 467.8 feet to an iron pin on the northern edge of Pelham Road, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is part of that property conveyed to S. Everette Adams, Jr. by Betty Eastman Adams, individually and as co-executrix of the estate of Walter A. Adams, by deed dated March 20, 1980, recorded April 15, 1980 in Deed Book 1123 at Page 912, and by deed of First National Bank, as co-executor of the estate of Walter A. Adams, by deed dated March 20, 1980, recorded April 15, 1980 in Deed Book 1123 at Page 916, all in the R.M.C. Office for Greenville County.

The said S. Everette Adams, Jr. conveyed a one half (1/2) interest in the above described property unto Sandra H. Adams by a deed recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
BOOK 1123 PAGE 912
STAMP TAX \$ 22.00

which has the address of 339 Pelham Road Greenville, South Carolina, 29615 (herein "Property Address");

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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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