

FILED
GREENVILLE, S.C.

1983 JUL 23

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DONNIE S. SLEY

MORTGAGE

THIS MORTGAGE is made this 21st day of July 1983, between the Mortgagor, Bruce A. Stanton and Mary D. Stanton (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 Seventeen Thousand and no/100 (\$17,000.00) 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 July 30, 1993.

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 in the City of Greenville, Greenville County, State of South Carolina, including the buildings and improvements thereon situate, lying and being situate on the Northeast side of Low Hill Street, being known and designated as Lot #4, Augusta Road Hills, according to a plat of said subdivision prepared by Dalton & Neves in December, 1940, as revised June and October, 1941, as recorded in the R.M.C. Office, Greenville County, State of South Carolina, in Plat Book M at Page 33. Reference is hereby made to said plat for a more complete description.

This is the same property conveyed to the Mortgagors herein by deed of Edmund H. Cass and Richard B. Cass, Trustees under the Cass Family Trust of even date and to be recorded herewith

which has the address of 103 Low Hill Street, Greenville, S.C. 29604 (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.

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