

FILED  
GREENVILLE S.C.

1518 PAGE 306

AUG 1 4 22 PM '83

DONNIE S. WATERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 27th day of July, 1983, between the Mortgagor, Larry T. Black and Carolyn Black, (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-one Thousand Three Hundred (\$51,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 piece, parcel or lot of land lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being known as Lot 101 Brentwood Subdivision as shown on a plat prepared by C.O. Riddle, Surveyor, dated June, 1959, recorded in the RMC Office for Greenville County, SC, in Plat Book "RR", at page 1, and being shown on a more recent plat of a survey for Rackley, Builder-Developer, Inc., made by Piedmont Engineers, Architects and Planners, dated June 20, 1973, and ahving, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Sandhurst Drive joint front corners of lots 102 and 100, S. 67-02 W. 148.15 feet to an iron pin, thence N. 29.20 E. 134 feet to an iron pin, thence N. 54.00 W. 150 feet to an iron pin along Sandhurst Drive N. 26.00 W. 100.55 feet tot he point of beginning.

This conveyance is made subject to any restrictive covenants, building setback lines and rights of way and easements which may affect the above-described property.

This is the same property conveyed to the mortgagors herein by deed of Hoover Watson and Lavada Mae Watson dated June 29 and recorded herewith in the RMC Office for Greenville County.



which has the address of 108 Sandhurst Drive Simpsonville, South Carolina 29681 (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.

0.90.9

2328 (R-2)