

FILED
GREENVILLE
MORTGAGE

DONNIE S. FARMERLEY
R.H.C.

THIS MORTGAGE is made this 9th day of August 1983, between the Mortgagor, Christopher M. Torres and Linda M. Torres, (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").

C.M.T. WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Six Thousand Seven Hundred Fifty and 00/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 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 September 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 16, Sunset Heights, and shown on plat of Property of Robert K. Kandler as recorded in Plat Book YY at page 149, and having the following courses and distances:

BEGINNING at an iron pin on Vesper Circle at the joint front corners of Lots Nos. 16 and 17 and running thence along the joint line of said lots, N. 36-27 W., 300 feet to an iron pin at the rear of said lots; thence along the rear line of Lot No. 16, N. 73-44 E., 180 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence along the joint line of said lots, S. 16-16 E. 225.9 feet to an iron pin on Vesper Circle; thence along said Circle, S. 55-51 W., 80 feet to the point of the beginning.

This being the same conveyed to Christopher M. Torres and Linda M. Torres by deed of Robert P. Heck, II and Alayne S. Heck dated and recorded concurrently herewith.

which has the address of 224 Vesper Circle, Mauldin

S.C. 29662 (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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