

Mortgagee's Mailing Address: 301 College St., Greenville, S. C. 29601

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GREENVILLE, S. C.

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MORTGAGE

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DONNIE C. HENSLEY
R.M.C.

THIS MORTGAGE is made this 11th day of August 1983, between the Mortgagor, Edward L. Devore and Cynthia L. Devore, (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 Thousand and no/100- (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 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 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 275 on a plat of Colonial Hills, Section 6, recorded in the RMC Office for Greenville County in Plat Book WWW at Pages 12 and 13, and having, according to a more recent plat entitled "Property Survey for Ed DeVore" prepared by Arbor Engineering, dated August 8, 1983, recorded in the RMC Office for Greenville County in Plat Book 275 at Page 3, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of the right of way of Creighton at the joint front corner with Lot 276 and running thence along the joint line with Lot 276 and running thence along said line, S. 16-35 E. 292.12 feet to a point in the center of a creek at the joint rear corner of said Lots; thence running along the center of said creek, the traverse of which is N. 82-43 W. 51.61 feet to a point; thence continuing along the center of said creek, the traverse of which is S. 75-00 W. 52.75 feet to a point at the joint rear corner with Lot 274; thence running along the joint line with Lot 274 N. 16-36 W. 269.68 feet on the Southerly side of the right of way of Creighton Street at the joint front corner with Lot 274; thence running along the Southerly side of the right of way of Creighton Street N. 73-22 E. 100.01 feet to an iron pin at the joint front corner with Lot 276, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Thomas E. Mueller and Marilyn D. Mueller dated August 10, 1983 and to be recorded herewith.

which has the address of 614 Creighton St. Taylors, S.C. 29687
(City)
(herein "Property Address")
(State and Zip Code)

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.