

Greenville

FILED
AUG 18 1986
SOUTH CAROLINA

MORTGAGE

THIS MORTGAGE is made this Second day of August 1983, between the Mortgagor, Chet. A. Reid (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is SPARTANBURG, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Four Hundred Fifteen & eighteen/100's Dollars, which indebtedness is evidenced by Borrower's note dated Aug. 15, 1986 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Aug. 15, 1986.

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 pieces of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 1.02 acres, more or less. This lot is shown on a plat prepared by James H. Mc Coy, Ltd. for Chet A. Reid, dated March 21, 1983 and recorded here with in the 117 Office for Greenville County. The plot feet 0-1 and 0-2.

Dimensions: at the intersection of the lot line and existing thence 110'-00" 00'-00" feet to the intersection thence 110'-00" 00'-00" feet to the intersection thence 110'-00" 00'-00" feet to the intersection thence 110'-00" 00'-00" feet along the lot line to the beginning point.

This is a portion of the property conveyed to me by deed of Mrs. Maggie Robinson deceased on October 1, 1977, in Book 1100, Page 200, 1977 Office for Greenville County.



which has the address of _____ (Street) _____ (City) _____ (State and Zip Code) (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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