

First Federal of South Carolina
Post Office Box 403
Greenville, South Carolina 29602

1022 43627

MORTGAGE

THIS MORTGAGE is made this 15th day of July 1983, between the Mortgagor, Blanche W. White (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 \$20,287.12 (Twenty thousand two hundred eighty-seven and 12/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 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 January 11, 1984

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 County of Greenville, State of South Carolina, situate, lying and being on the western side of Providence Square, near the City of Greenville and being known and designated as Lot No. 1 on a plat of Section 2 of PELHAM ESTATES Subdivision, recorded in the RMC Office for Greenville County in Plat Book PPP at Page 119, and having, according to said plat, the following metes and bounds, to-wit;

Beginning at an iron pin on the western side of Providence Square at the corner of Lot No. 2 and running thence with the curve of the western side of said Square, the chords of which are S. 04-48 E. 10 feet; S. 21-57 E. 50 feet and S. 31-31 E. 23 S. 51-30 W. 303.32 feet to an iron pin; thence N. 76-49 W. 113.65 feet to an iron pin; thence N. 18-07 E. 224.2 feet to an iron pin at the corner of Lot No. 2; thence with the line of said Lot, N. 84-10 E. 246.95 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Betty H. Rogers and recorded in the RMC Office for Greenville County on 05/14/76 in Deed Book 1036 at Page 304.

This is a first mortgage second to none.

which has the address of 205 Providence Square GREENVILLE
South Carolina 29615 (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.

SOUTH CAROLINA -

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