

FILED
GREENVILLE S.C.
AUG 29 11 58 AM '83
DONNIE S. THOMPSON
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of August, 1983, between the Mortgagor, Sarah A. Haley, (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 Forty Thousand and 00/100 --(\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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, 2003;

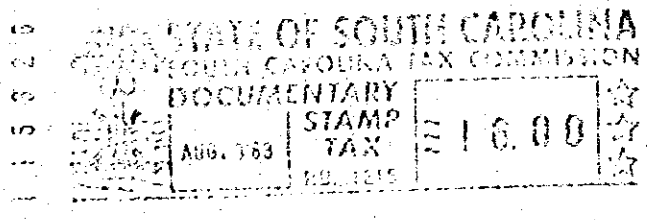
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 known and designated as Lot No. 19, on map of Park Hill made by Dalton & Neves dated May, 1940, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book J at Pages 208 and 209, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Aberdeen Drive, joint front corner of Lots Nos. 19 and 20, and running thence with the line of Lot No. 20, S. 31-31 W., 201.2 feet to an iron pin; thence N. 45-39 W. 84.4 feet to an iron pin; thence with the line of Lot No. 18, N. 33-49 E., 185.2 feet to an iron pin on the southwest side of Aberdeen Drive; thence with Aberdeen Drive S. 56-29 E., 75 feet to the beginning corner.

THIS being the same property conveyed to the Mortgage herein by deed of Philip Lewis Spangler and Patricia W. Spangler dated August 29, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Book 1195 at Page 209 on August 29, 1983.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances, rights-of-way or easements that may appear of record, on the recorded plat or on the premises.



which has the address of 206 Aberdeen Drive Greenville, South Carolina (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.

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