

FILED  
GREENVILLE S.C.  
AUG 29 4 52 PM '83  
DONNIE S. HARRIS  
R.M.C. EKSLEY

BOOK 1623 PAGE 193

## MORTGAGE

THIS MORTGAGE is made this 26th day of August, 1983, between the Mortgagor, Joel T., Jr. and Radonna L. Hester, (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").

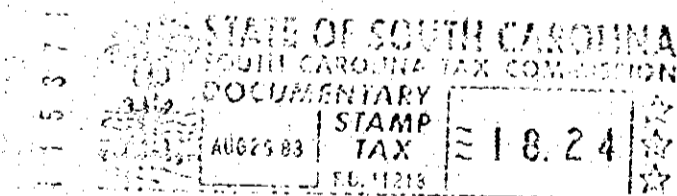
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand Six Hundred and NO/100-----Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 County of Greenville, South Carolina, being shown and designated as Lot 4, Phase I, Mountain Creek Subdivision on a plat entitled "Property of Joel T. Hester, Jr. and Donna L. Hester" as recorded in the RMC Office for Greenville County in Plat Book 9-2 at Page 25 on August \_\_\_\_\_, 1983.

BEGINNING at an iron pin at the intersection of Mountain Fork and Tanner Road on the northern side of Mountain Fork running thence with the intersection N 29-58 W, 43.68 feet to an iron pin; thence running with Tanner Road N 2-07 E, 118.89 feet to an iron pin; thence S 55-11 E, 104.57 feet to an iron pin; thence S 1-51 W, 135.40 feet to an iron pin; running thence with Mountain Fork Road N 59-03 W, 74.66 feet to an iron pin, the point of beginning.

THIS begin the same property conveyed to the Mortgagors by deed of Davis Properties, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1195 at Page 224 and dated August 26, 1983.



which has the address of 1 Mountain Fork Road, Taylors, SC 29687,  
(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.

10

4328-W-21