

FILED
GREENVILLE

SEP 27 9 12 AM '83
First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1627 PAGE 531

MORTGAGE

THIS MORTGAGE is made this 15th day of September,
1983, between the Mortgagor, Milton Trotter, III

, (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 \$6,000.00 (Six Thousand And No/100) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 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 September 30, 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 lot of land lying in the State of South Carolina, County of Greenville, in the City of Greenville, on the westerly side of McGee Street, and being known and designated as Lot 54 of the Rowly property as shown on a plat thereof, recorded in the RMC Office for Greenville County in Plat Book C at Page 97, and having, according to a survey made by Dalton and Neves, Engineers, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of McGee Street, at the joint corner of Lots 54 and 55, which pin is 102 feet south of the southwestern corner of the intersection of McGee Street and Henrietta Street (formerly Turpin Street) and running thence along the westerly side of McGee Street, S. 21-45 E. 51 feet to an iron pin at the joint corner of Lots 53 and 54; thence along the joint line of said lots, S. 80 W. 155 feet to an iron pin at the joint rear corner of said lots on a 10 foot alley; thence along the line of said alley, N. 21-45 W. 51 feet to an iron pin at the joint rear corner of Lots 54 and 55; thence along the joint line of said lots, N. 80 E. 155 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of Robert E. and Doris W. Waldrop, dated March 7, 1969, and recorded March 14, 1969, in Greenville County Deed Book 864 at Page 69.

This is a first mortgage second to none.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGEE'S RECEIPT
FOR THE SUM OF SIX THOUSAND AND NO/100 (\$6,000.00)
PAID TO MILTON TROTTER, III
ON SEPTEMBER 15, 1983

which has the address of 111 McGee Street, Greenville (City)
South Carolina 29601 (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.

0.531

2328-RV-2