

SEP 27 3 58 PM '83  
DONNIE  
M. HILL SLEY

BOOK 1627 PAGE 670

# MORTGAGE

THIS MORTGAGE is made this 19th day of September, 1983, between the Mortgagor, Martha M. Hill, (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 \$6,066.44 (Six Thousand and Sixty Six and 44/100) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 Sept. 30, 1988;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern edge of Providence Square, at the northern point of intersection of said Providence Square with Coventry Road, and being shown and designated as Lot No. 24 on a plat of Stratton Place Subdivision, dated July 10, 1972, by Piedmont Engineers and Architects, said plat being recorded in Greenville County Plat Book 4R at pages 36-37 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of Providence Square at the joint front corner of Lots 24 and 23 and running thence with the joint line of said lots N 20-04 E 165 feet to a point at the joint rear corner with lots 23, 32, and 31; thence with the joint line with Lot 31 N 79-16 E 25.3 feet to a point at the joint rear corner with Lots 31 and 25; thence with the joint line with Lot 25 S 31-07 E 202.4 feet to a point on the western edge of Coventry Road; thence with the western edge of Coventry Road S 25-55 W 10 feet to a point; thence with the northern intersection of Coventry Road with Providence Square S 64-48 W 38.9 feet; thence with the northern edge of Providence Square N 76-30 W 113.8 feet; thence continuing with the northern edge of Providence Square N 71-02 W 38 feet to the point of beginning.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
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which has the address of Lot 24, Providence Square, Stratton Place, Greenville,  
(Street) (City)  
South Carolina 29607 (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 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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