

FILED
GREENVILLE
SEP 27 4 15 PM '83
DEPARTMENT OF REVENUE

BOOK 1627 PAGE 630

MORTGAGE

THIS MORTGAGE is made this 23rd day of September, 1983, between the Mortgagor, H. WENDELL CRIST and PHYLLIS H. CRIST, (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 Seventeen thousand one hundred eighty five dollars and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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, 1993.....;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot No. 84 on a plat of Merrifield Park, Section II, prepared by Piedmont Engineers & Architects, dated February 18, 1969, and recorded in the RMC Office for Greenville County in Plat Book WWW at Page 50, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Devenger Road at the joint front corner of Lots 84 and 88 and running thence with the line of Lot 88, S. 31-26 W. 175 feet to a point at the joint rear corner of Lots 84 and 85; thence with the rear line of Lot 85, S. 55-44 E. 120.1 feet to a point in the rear line of Lots 82 at the joint rear corner of Lots 84 and 85; thence with the line of Lots 82 and 83, N. 32-27 E. 181 feet to a point on the southwestern side of Devenger Road at the joint front corner of Lots 84 and 83; thence with the southwestern side of Devenger Road, N. 58-34 W. 125 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of M. L. Lanford, Jr. dated April 11, 1972, and recorded April 12, 1972, in the RMC Office for Greenville County, S.C., in Deed Book 941 at Page 18.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, ON SEPTEMBER 23, 1983, AT 12:06 P.M.

which has the address of 104 Devenger Road, Greer, S. C. 29651 (herein "Property Address");
(Street) (City)
(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.

400 3
21A01

5
2
9
0

2328-17-2