

1627 13846

# MORTGAGE

THIS MORTGAGE is made this 23rd day of September, 1983, between the Mortgagor, David A. Lemmon and Melissa M. Lemmon, (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 Nine Hundred and no/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 October 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Douglas Drive in Greenville County, South Carolina being known and designated as Lot No. 2 and the adjacent 10 foot strip of lot no. 3 as shown on a plat entitled MAP OF MARTINDALE made by C. O. Riddle dated June, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PPP at Page 199 and having according to a more recent survey thereof entitled PROPERTY OF DAVID A LEMMON made by Freeland & Associates dated July 19, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Douglas Drive at the joint front corner of lots 1 and 2 which point is 208.2 feet northeast of the intersection of Douglas Drive and Laurens Road and running thence along the common line of said lots, N. 50-20 W. 187.4 feet to an iron pin; thence N. 42-52 E. 119.17 feet to an iron pin; thence along a line through lot no. 3, S. 50-20 E. 181.0 feet to an iron pin on the northwestern side of Douglas Drive; thence along the northwestern side of Douglas Drive, S. 39-40 W. 119.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Welthy V. Senn recorded July 20, 1983 in Deed Book 1192 at Page 696.

which has the address of 101 Douglas Drive, Simpsonville, (City)

S. C. 29681 (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.