

FILED
GREENVILLE
SEP 28 2 52 PM '83
SUNNIE
RMC

BOOK 1628 PAGE 142

MORTGAGE

THIS MORTGAGE is made this 26th day of September, 1983, between the Mortgagor, JOHN M. GREGG and JULIE R. GREGG, (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 TWELVE THOUSAND EIGHT HUNDRED FOURTEEN & 4/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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, 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 piece, parcel or lot of land situate, lying and being in Greenville County, Greenville Township, South Carolina, being known and designated as Lot No. 137 of the property of Mills Mill, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG at Pages 60-61, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Orr Street, joint front corner of Lots Nos. 136 and 137, and running thence with the line of said lots, N. 0-25 E. 124.4 feet; thence S. 88-36 E. 67.5 feet to a point on line of drainage easement; thence with drainage easement, S. 0-50 W. 124.5 feet to the north side of Orr Street; thence with Orr Street N. 88-36 W. 66.6 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of House Rentals, Inc. recorded September 24, 1983, in the RMC Office for Greenville County, S.C., in Deed Book 899 at Page 189.

RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
ON SEP 28 1983
STAMP 106.1002

which has the address of 69 Orr Street, Greenville,
(Street) (City)
S.C. 29605 (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.

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