

FILED  
GREENVILLE

OCT 3 3 15 PM '83

BOOK 1628 PAGE 821

# MORTGAGE

THIS MORTGAGE is made this 30th day of September, 19 83, between the Mortgagor, David G. & Kathryn E. Arnold, (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 Sixty Five Thousand Four Hundred Fifty and no/100 (\$65,450.00)-Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 lot of land situate on the easterly side of Gaithburg Square, in the County of Greenville, State of South Carolina, being shown as Lot No. 36 on plat of Eastgate Village Subdivision dated May 15, 1973, prepared by Piedmont Engineers & Architects, recorded in Plat Book 4-X, page 31 in the RMC Office for Greenville County, and a more recent plat entitled "Property of Cobb Builders, Inc." dated October 3, 1980, prepared by Carolina Surveying Co., recorded in the RMC Office for Greenville County in Plat Book 8-G, page 54, reference is hereby craved to said more recent plat for a metes and bounds description thereof.

This is that property conveyed to Mortgagor by deed of Danny E. Botts dated and filed concurrently herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT  
GREENVILLE, SOUTH CAROLINA  
OCT 3 1983  
STAMP 20.20

which has the address of 103 Gaithburg Square Greenville,  
(Street) (City)  
South Carolina 29687 (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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