

GREEN FILE

3951629 PAGE 517

OCT 3 1983

MORTGAGE

THIS MORTGAGE is made this 6th day of October, 19 83, between the Mortgagor, M. William Bashor, Jr. and John F. Palmer, (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 Two hundred twenty thousand (\$220,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 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 April 6, 1984

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 tract of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as LOT NO. 3, GREENLAND CROSSING, on a Plat entitled Property of M. William Bashor, Jr. and John F. Palmer, prepared September 2, 1983, by Kermit T. Gould, recorded in the RMC Office for Greenville County in Plat Book 10A, Page 15, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Greenland Drive and running thence with said Drive, N 89-00 E, 66.24 feet to an iron pin; thence S 84-49 E, 94.7 feet to an iron pin; thence S 65-32 E, 115.5 feet to an iron pin; thence S 11-05 E, 49.4 feet to an iron pin; thence N 86-53 W, 273.94 feet to an iron pin; thence N 1-11 W, 88.8 feet to an iron pin on the southern side of Greenland Drive, the point of beginning.

This is a portion of the property conveyed to the Mortgagors herein by deed of Greenway Group, a General Partnership, recorded June 7, 1983, in Deed Book 1189, at Page 812.

RECEIVED BY THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGISTERED BY
STAMP
TAX
\$ 88.00

which has the address of Greenland Drive Greenville,
(Street) (City)
S. C. 29615 (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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