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GREENVILLE  
OCT 7 4 12 PM '83  
DONNIE R. SLEY  
R.M.C.

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## MORTGAGE

THIS MORTGAGE is made this 6th day of October, 1983, between the Mortgagor, Gregory C. Esper and Sandra A. Esper, (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").

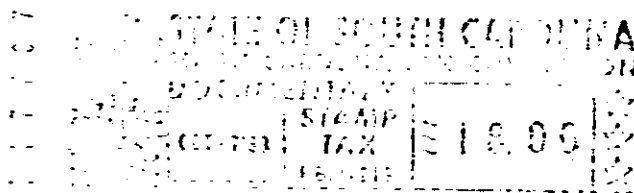
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 99 on plat of HOLLY SPRINGS, Sec. 2, recorded in the RMC Office for Greenville County in Plat Book 4R, Page 54 and also as shown on a more recent survey prepared by Freeland & Associates, dated October 5, 1983, entitled "Property of Gregory C. Esper and Sandra A. Esper", recorded in the RMC Office for Greenville County in Plat Book 10-B, Page 65, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Poplar Lane, joint front corner of Lots 99 and 100, and running thence with the common line of said lots S 6-36 W 160.52 feet to an iron pin; thence turning and running N 87-04 W 20.0 feet to an iron pin; thence N 83-20 W 85.45 feet to an iron pin; thence turning and running with the common line of Lots 98 and 99, N 12-07 E 161.28 feet to an iron pin; thence turning and running along the southern side of Poplar Lane, S 83-25 E 66.95 feet to an iron pin; thence S 86-15 E 22.98 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of James H. Hicks, Jr. and Teresa M. Hicks, to be recorded of even date herewith.



which has the address of 306 Poplar Lane, Mauldin, SC 29662,  
(Street) (City)  
(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.