

# Security Federal

## MORTGAGE

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THIS MORTGAGE is made this 11th day of October 1983, between the Mortgagor, Jimmy Williams

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Eight Hundred and no/100 (\$10,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 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, 1991

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, lot or tract of land situate, lying and being in Greenville County, South Carolina, and lying on the west side of dirt road, 727 feet more or less, south from intersection of dirt road and S. C. Highway 290 and being 1.0 acres, more or less, as shown on plat of survey for Helen Lathan, by W. R. Williams, Jr., dated March 31, 1983, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of dirt road at joint front corner of property now or formerly of Duck, and 727 feet more or less, south of the interesection of dirt road and S. C. Highway 290, and running thence S. 18-15 W. 61.2 feet, more or less to a point; thence N. 86-50 246.7 feet to a point; thence S. 76-41 W. 265.5 feet to a point; thence N. 48-45 E. 290.0 feet to a point; thence S. 74-22 E. 317.6 feet to the point of beginning.

THIS conveyance is made subject to all easements, restrictions, roadways, rights-of-way or other matters which may appear by examination or the public record herein.

THIS is the same property conveyed to the mortgagor herein by deed of Helen Lathan, recorded in the RMC Office for Greenville County in Deed Book 1192, page 622 on July 19, 1983.

ALSO:

AN EASEMENT and right-of-way over and across an old dirt road (formerly a County road now abandoned) extending along the eastern edge of our property identified in the Greenville County Block Book as 502.2-1-14.4 and 14.7. Said easement shall be twenty-five (25') feet in width and shall extend to any and all subsequent owners of the property now owned by Jimmy Williams.

SAID EASEMENT is granted over property conveyed to Latimore by deed of which has the address of Route 2, Travelers Rest, South Carolina, continued...  
(Street) (City)  
29690 (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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