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BOOK 1631 PAGE 336

MORTGAGE

THIS MORTGAGE is made this 14th day of October, 1983, between the Mortgagor, R. D. Garrett, (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").

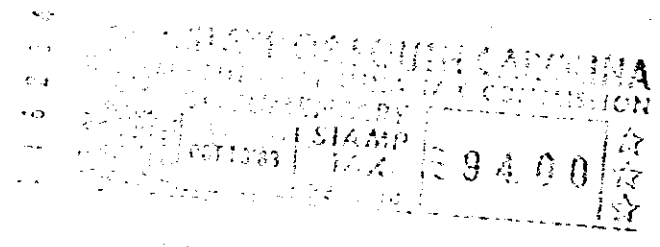
WHEREAS Borrower is indebted to Lender in the principal sum of Two Hundred Thirty-five Thousand and no/100 (\$235,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 piece, parcel or lot of land, with all improvements thereon, lying, being or situate on the Northeastern side of Buncombe Road in the County of Greenville, State of South Carolina, as shown as on plat entitled "Commerce East, Lot 3, Property of R. D. Garrett," dated October 14, 1983, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Buncombe Road, joint front corner of lots 2 and 3, and running thence N. 52-04 E. 255.0 feet to an iron pin; thence S. 37-56 E. 150.0 feet to an iron pin; thence S. 52-04W 255.0 feet to an iron pin on Buncombe Road, joint front corner of lots 3 and 4, thence along said road N. 37-56 W. 150.0 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to the Mortgagor herein by deed of Owens-Corning Fiberglas, Inc., dated July 11, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1192 at page 130.



which has the address of Buncombe Road Greer, South Carolina 29681 (herein "Property Address");
(Street) (City) (State and Zip Code)

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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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