

FILED  
GREENVILLE CO. S.C.  
OCT 27 12 25 PM '83 RE83-155  
DONNIE S. JONES MORTGAGE

THIS MORTGAGE is made this twenty-seventh (27th) day of October, 1983, between the Mortgagor, Ward S. Stone, (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-Thousand and no/100ths (~~\$40,000.00~~) Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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, 1987.....;

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, with all improvements thereon, situate, lying and being in the City and County of Greenville on the Southern side of Meadow Street as shown on a plat of the property of Ward S. Stone, Sr by Jones Engineering Service, dated October 18, 1983 and being recorded in Plat book 102 at page 31 RMC Office for Greenville County and having the following metes and bounds to wit:

Beginning at a point on the South Western side of Meadow Street, said point being 104.76 feet from the intersection of Meadow Street and S. Hudson St. and running thence with Meadow Street N 56-30W 267.34 feet to an IPO thence leaving Meadow Street and running S 37-49-17 W 100.71 feet to IPO; thence S 50-19-48E 302.69 feet to an IPO; thence N 22-25-50E 135.47 to an IPN the point of beginning.

This being the same as that conveyed to Ward S. Stone, Sr., by deed of Security Federal Savings and Loan Association of Greenville, South Carolina, said deed being dated and recorded concurrently herewith.

SOUTH CAROLINA  
RECORDED  
OCT 27 1983  
10:00 AM

which has the address of Meadow Street, Greenville, S. C. (City)  
(Street)  
(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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