

FILED  
GREENVILLE S.C.  
NOV 11 9 29 AM '83  
DONNIE W. WATKINS  
R.M.C.

Vol. 1634 No. 879

# MORTGAGE

THIS MORTGAGE is made this 10th day of November, 1983, between the Mortgagor, John E. Pettett, Jr. and Margaret M. Pettett, (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 Seventy-six Thousand Five Hundred (\$76,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 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 December 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, being shown as all of Lot No. 492 and a small triangular portion of the adjoining Lot No. 493, on plat of Section D, Gower Estates, recorded in Plat Book RR at Pages 192 and 193 in the RMC Office for Greenville County, South Carolina, and according to a more recent survey entitled "Gower Estates, Sec. "D"; Lot 492 & Pt. Lot 493, Property of John E. Pettett, Jr. and Margaret M. Pettett" by Freeland & Associates dated November 1, 1983, having the following metes and bounds:

BEGINNING at an iron nail on the northwest side of Shallowford Road, at the joint front corner of Lots 492 and 493 and running thence S. 45-07 W. 55.0 feet to an old iron pin; thence continuing S. 48-37 W. 55.0 feet to an old iron pin; thence turning and running N. 41-34 W. 148.6 feet to an old iron pin; thence turning and running N. 41-29 E. 98.2 feet to an iron pin; thence turning and running S. 46-11 E. 158.1 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by deed of Frank H. Horton, Jr. and Anne W. Horton dated November 10, 1983 and recorded same date in the RMC Office for Greenville County, South Carolina, in Deed Book 1200 at Page 289.

RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX \$ 30.00

which has the address of 17 Shallowford Road Greenville,  
(Street) (City)  
South Carolina 29607 (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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