

FILED  
GREENVILLE CO. S. C.  
NOV 15 3 39 PM '83  
JOHN R. M. C.

# MORTGAGE

THIS MORTGAGE is made this 12th day of November 1983, between the Mortgagor, Terry E. Haskins and Gloria A. Haskins, (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 Fifty-three thousand two hundred and No/100 (\$53,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated of even date herewith, (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 lot of land situate on the northwestern side of Bradley Boulevard in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot #1 on a plat of the property of White Oak Baptist Church, dated September 24, 1965, prepared by Webb Surveying and Mapping Company, recorded in Plat Book HHH at Page 105 in the RMC Office for Greenville County and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Bradley Boulevard at the joint front corner of Lot #1 and Lot #2 and running thence with Lot #2 N. 37-34 W. 275. feet to an iron pin at the joint rear corner of Lot #1 and Lot #2; thence with the creek at the line S. 20-56 W. 47.2 feet to an iron pin; thence still with the creek at the line S. 34-26 W. 41. feet to an iron pin; thence S-37-34 E. 226.2 feet to an iron pin on Bradley Boulevard; thence with said Boulevard N. 52-26 E. 107.5 feet to the point of Beginning.

THIS being the same property conveyed to the Mortgagor by Deed of Charles L. Justice and Patricia Y. Justice, dated the same as this Mortgage and recorded in the RMC Office for Greenville County in Deed Book \_\_\_\_\_ at page \_\_\_\_\_

RECORDED IN DEED BOOK  
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which has the address of 219 Bradley Blvd., Greenville, South Carolina 29609 (herein "Property Address");

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 seized 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.

SOUTH CAROLINA -

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