

FILED  
GREENVILLE S.C.  
JAN 10 1983  
JAMES W. WINSLEY  
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PLAT BOOK

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MORTGAGE

THIS MORTGAGE is made this 29th day of November 1983, between the Mortgagor, Steve Norman Greene and Deborah E. Greene, (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 Thirty Eight Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 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 lot of land in said State and County, in Highland Township, containing 4.76 acres, more or less, according to a plat entitled, "Property of David E. White," by H. S. Brockman, Surveyor, dated January 27, 1969, recorded in Plat Book 4-A at Page 37 in the RMC Office for Greenville County. The subject property is described as containing 4.71 acres, more or less, in accordance with a more recent survey dated November 15, 1983, prepared by Kermit Gould, Surveyor, entitled, "Property of Steve Norman & Deborah E. Greene", a copy of which is being recorded herewith. The property has the specific metes and bounds as appear by reference to the more recent plat.

THIS is the identical property conveyed to the Mortgagors by deed of First Federal Savings and Loan Association of South Carolina to be recorded of even date herewith.

which has the address of Route 2, Hwy 14, Greer, SC 29651 (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.

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