

FILED  
GREENVILLE S.C.

4 14 1983

MORTGAGE

JOHN W. HARTLEY  
R.M.C.

THIS MORTGAGE is made this 9th day of December, 1983, between the Mortgagor, Arthur L. Strandemo and Dianne C. Strandemo, (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 One Hundred Three Thousand and 00/100---(\$103,000.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 January 1, 2014.

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, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 22 on a Plat of Knollwood Heights, Map No. 2, Section 5, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at Page 92, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern edge of Brockman Drive at the joint front corner of Lots 22 and 23 and running thence along a line of Lot 23, N. 07-57-00 E. 185.00 feet to a point; thence along a line of Lot 24, S. 82-03-00 E. 110.00 feet to a point; thence along a line of Lot 21, S. 07-57-00 W. 185.00 feet to a point on the Northeastern edge of Brockman Drive; thence along the Northeastern edge of Brockman Drive, N. 82-03-00 W. 110.00 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors by deed of Jesse L. Hartley dated January 16, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, January 19, 1981, in Deed Book 1141 at Page 114.

which has the address of 120 Brockman Drive Mauldin, South Carolina 29662 (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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