

GREENVILLE S.C. 29001  
FILED OCT 28 3 23 PM '83  
JUN 15 3 47 PM '80  
R.M.C. SLEY

Rerecorded to reflect due and payable date.

1632 PAGE 968

**MORTGAGE**

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THIS MORTGAGE is made this 28th day of October, 1983, between the Mortgagor, Kenneth W. Reed and Wanda H. Reed, (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 Twenty Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 April 28, 1984.

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, with all buildings and improvements thereon, situate, lying and being on the northeastern side of Holly Hill Court, in Greenville County, South Carolina, being known and designated as Lot No. 32 on MAP NO. 3 of Halloran Heights, made by C. O. Riddle, dated July, 1954, recorded in the RMC Office for Greenville County, S.C. in Plat Book EE at Page 83, and having according th a more recent survey thereof entitled Survey for John C. Barba, made by Carolina Engineering and Surveying Company, dated September 24, 1969 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Holly Hill Court at the joint corner of Lots Nos, 32 and 33 and running thence with the common line of said lots, N. 49-00 E., 265 feet to an iron pin; thence N. 53-14 W. 91 feet to an iron pin; thence N. 72-42 W. 115.7 feet to an iron pin; thence N. 51-37 E., 37.3 feet to an iron pin; thence S. 43-42 W. 169.8 feet to an iron pin on the northeastern side of Holly Hill Court, S. 44-30 E., 136.1 feet to an iron pin; thence continuing with the northeastern side of Holly Hill Court, S. 28-35 E., 73.7 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by Deed of John C. Barba and Edith J. Barba, recorded in Deed Book 904, Page 275 and by Deed of K. W. Reed, recorded in Deed Book 1056, Page 987.

which has the address of Holly Hill Court, S.C. (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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