

FILED
GREENVILLE CO. S. C.
Dec 30 4 43 PM '83
DONNIE S. STANERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 23rd day of December, 1983, between the Mortgagor, DANIEL R. NIX and MARY ANN NIX, (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").

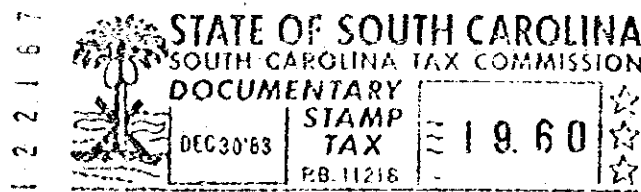
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine thousand and no/100 (\$49,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 Greenville County, State of South Carolina, being shown as Lot No. 45 on a plat of Springfield which plat is recorded in the RMC Office for Greenville County and State aforesaid, in Plat Book BBB Page 14, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Benson Drive at the joint corner of Lots No. 45 and 57 and running thence with Benson Drive S. 0-18 E. 25 feet and S. 1-28 E. 128 feet to a curve at the intersection of Benson Drive and Marion Avenue; thence with said curve (the chord of which is S. 46-28 E. 35.3 feet) to a point on Marion Avenue; thence with Marion Avenue N. 86-32 W. 100 feet; thence N. 1-28 W. 175 feet; thence S. 88-32 W. 124 feet to the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of Bernice Cleo Lindsey dated March 17, 1977 and recorded in the RMC Office for Greenville County South Carolina in Deed Volume 1054 at Page 406.



which has the address of Route 1 Benson Drive, Travelers Rest, South Carolina, (Street) (City)
29690 (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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