

FILED
GREENVILLE S.C.
JAN 11 1984
DONALD S. WALKER
R.M.C.

First Federal Savings & Loan
P.O. Box 493
Greenville, South Carolina 29602

VOL 1642 PAGE 305

MORTGAGE

010-320723-1

THIS MORTGAGE is made this 5th day of December, 1983, between the Mortgagor, Leo J. Fellwock and Sarah G. Fellwock, (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 \$15,679.23 (Fifteen Thousand Six Hundred Seventy Nine and 23/100---) Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 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 30, 1989.....;

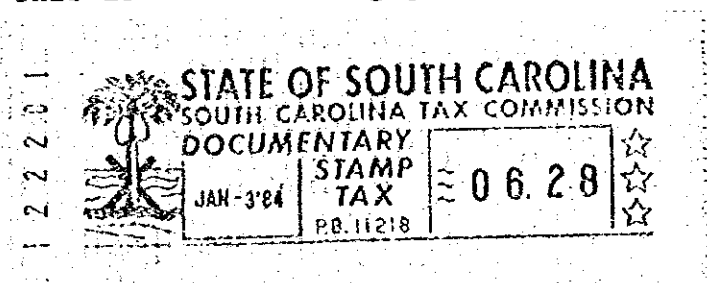
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Greenville County, being known and designated as Tract No. 12, containing 4.52 acres according to a survey of the property of Mrs. M. C. Ayers, the said survey having been made by R. K. Campbell, Engineers, June 9, 1960, and recorded in the RMC Office for Greenville County in Plat Book UU at Page 167, LESS HOWEVER THAT PORTION PREVIOUSLY DEEDED.

Beginning at an iron pin on a 50 foot road and Lick Creek and running thence with creek as the line S. 33-42W. 101.9 feet to an iron pin; S. 10-49 W. 253.7 feet to an iron pin; thence S. 75-16 W. 81.8 feet; running thence S. 68-12 W. 188.4 feet to an iron pin; running thence S. 4-20 W. 213.4 feet to an iron pin; running thence S. 63-30 W. 150.3 feet to the rear corner of tracts 12 and 10; thence along the joint line of tracts 12 a 10 N. 26-30 W. 444.7 feet to an iron pin on a 50 foot road and running thence along said 50 foot road N. 65-30 E. 822.7 feet along said 50 foot road to an iron pin, the beginning corner. LESS HOWEVER that portion previously sold by deed recorded in RMC Office for Greenville County in Deed Book 947 at page 341.

This being the same property conveyed to the mortgagor by deed of Ronald Elliot and Sherry Elliot and recorded in the RMC Office for Greenville County on February 24th, 1983 in Deed Book 1183 at Page 121.

This is a first mortgage second to none.



which has the address of Rt. 3, Ayers Dale Drive, Taylors (City) South Carolina 29687 (State and Zip Code) (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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