

FILED
GREENVILLE S.C.
JAN 19 1984

MORTGAGE



JUROR R.M.C.

THIS MORTGAGE is made this 16 day of January, 1984, between the Mortgagor, LESTER DEAN HENSON and WILDA B. HENSON, (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").

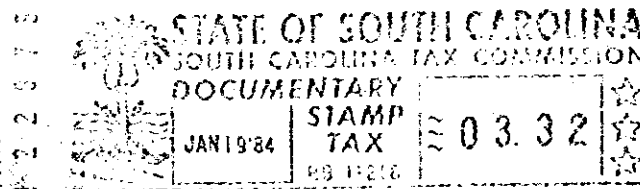
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Three Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 16 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1/30/87.....;

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 those pieces, parcels or lots of land lying, being an situate about two miles northeast of the Town of Greer, on the east side of a new street that leads from the Miller Bridge Road to the old C. C. Camp Road, in O'Neal Township, County and State aforesaid, and being known and designated as Lots 10 and 11 of the B. H. Burnett property, as shown on a plat prepared by J. Q. Bruce, Surveyor, dated February 6, 1950, which plat is recorded in the RMC Office for Greenville County in Plat Book X at Page 119, and having the following courses and distances, to-wit:

BEGINNING at a stake on the eastern side of said street, joint front corner of Lots 11 and 12 as shown on said plat, and running thence with the common line of said lots N. 88-00 E. 164 feet to a stake on the line of Lot 15; thence N. 11 W. 70 feet to a stake at the joint corner of Lots 9, 10, 11, and 15; thence with the line of Lots 9 and 10, N. 62-14 W. 207 feet to a stake on the eastern edge of said new street at the intersection with old C.C. Camp Road; thence with the eastern side of said street S. 11-00 E. 174 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by deed of Henry Sammons and Mary Frances C. Sammons recorded August 4, 1971, in the RMC Office for Greenville County in Deed Book 922 at Page 72.



which has the address of Lots 10 and 11 Burnett Street, Greer, (City) S. C. 29651 (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 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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