

FILED  
GREENVILLE CO. S.C.  
JAN 19 2 1984  
R.M.C. OFFICE  
MORTGAGE

THIS MORTGAGE is made this 18th day of January, 1984, between the Mortgagor, Dee A. Smith, (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").

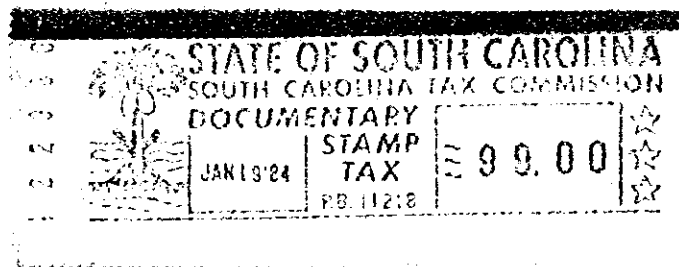
WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Forty-seven Thousand Five Hundred and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2004...

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as 0.676 acres on Sycamore Drive, as shown by survey prepared by Dalton & Neves Co., Inc. Engineers dated January 18, 1984, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10-A at page 82 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap located 95.4 feet from the intersection of Sycamore Drive and Laurens Road, and running thence with the line of property now or formerly of S. & S. Investments S. 71-15 E. 74.85 feet to an iron pin; thence S. 39-33 E. 55.57 feet to an iron pin; thence turning and running with the line of property now or formerly of John G. Cheros and Alonzo Debruhl N. 38-11 E. 40.25 feet to an iron pin; thence S. 51-49 E. 69.7 feet to an iron pin; thence turning and running N. 19-22 E. 104.51 feet to an iron pin; thence N. 14-17 E. 05.3 feet to an iron pin; thence turning and running N. 69-42 W. 194.7 feet to an iron pin on Sycamore Drive; thence turning and running with Sycamore Drive S. 20-18 W. 145.0 feet to a nail and cap, the point and place of beginning.

This is a portion of the property conveyed to the Mortgagor by Sam Enterprises by deed dated February 4, 1975, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1014, at page 160.



which has the address of 8 Sycamore Drive Greenville, S. C. 29607 (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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