

First Federal S & L Assn.
P.O. Box 408
Greenville, S.C.
29602

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MORTGAGE

THIS MORTGAGE is made this 13th day of January, 1984, between the Mortgagor, Roger D. Robertson and Paula J. Robertson, (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 \$18,269.83 Eighteen Thousand Two Hundred Sixty-Nine and 83/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 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 January 30, 1999;

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 lying, being, and situate in the County and State aforesaid, and in Gantt Township, town of Conestee, being known and designated as Lot 7, Spring Street, being more particularly described as follows: fronting on Spring Street 75 feet, running along each side to branch at back of lot being seventy-five feet wide in rear along line of Harmon Moore.

This being the same property conveyed to the mortgagor by deed of Virginia Bush and Faye B. Scott and recorded in the RMC Office for Greenville County on January 29th, 1975 in Deed Book 1013 at Page 902

This is a first mortgage second to none.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
07.32

which has the address of Box 241, 14 Spring Street Conestee,
(Street) (City)
South Carolina 29636 (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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