

First Federal Savings & Loan Assn.  
of Spartanburg  
380 E. Main St. Spartanburg, S.C. 29304

**MORTGAGE**

VC 1347 PAGE 567

THIS MORTGAGE is made this Ninth (9th) day of February 19 84, between the Mortgagor, Larry R. Teague and Sandra H. Teague (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 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 2/15/89 2/15/89 F.R. ST

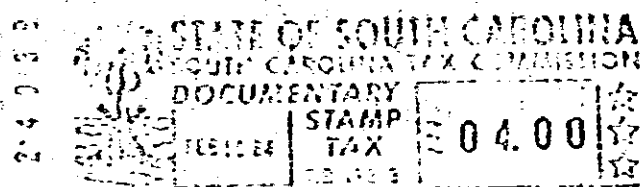
TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any further 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 ~~Spartanburg~~ State of South Carolina:  
Greenville

ALL that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, being known and designated as Lot 10 Evergreen Circle, as shown on the Plat of Property of W. J. Greer, dated June 26, 1970, and recorded in RMC Office for Greenville County, in Plat Book "BBB", at Page 181, and also shown in a revised plat of Lots 7, 8, 9, and 10 recorded in Plat Book "SSS" at Page 221, and having according to both plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Evergreen Circle at the joint front corner of Lots 9 and 10 and running thence along the joint line of said lots, N. 53-40 W. 178.3 feet to an iron pin; thence S. 31-46 W 100.55 feet to an iron pin; thence S. 53-40 E. 170.3 feet to an iron pin on the northwestern side of Evergreen Circle; thence along the northwestern side of said Circle N. 36-20 E. 100 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the Mortgagor herein by deed of Levis L. Gilstrap recorded in the RMC Office for Greenville County in Deed Book 1016 at Page 167.



which has the address of Rt. 1, Box 205, Evergreen Cr Simpsonville  
(Street) (City)  
SC 29631 (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 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.