

GREENVILLE S.C. O. Box 408
Greenville SC 29602
R.M.C.

1547 880

MORTGAGE

03-3194339

THIS MORTGAGE is made this 20th day of January, 1984, between the Mortgagor, Dorothy T. McElhannon, (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 seven thousand five hundred & three & 04/100ths (\$7503.04) Dollars, which indebtedness is evidenced by Borrower's note dated 01-20-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 01-30-89.....;

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 lot of land situate on the eastern side of GRIFFIN ROAD in the County of Greenville, State of South Carolina being shown as a TRACT containing 10.8 ac. on a plat of the Property of Dorothy T. McElhannon dated November 17, 1977, prepared by Freeland and Associates, recorded in Plat Book 6Q at page 90 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of Moore Road and running thence with property now or formerly belonging to Turner N 63-15 E 1,174 feet to an old iron pin at the corner of property now or formerly belonging to R. L. Henderson; thence with the Henderson Property N 66-16 W 740 feet to an old iron pin at the corner of property now or formerly belonging to Jordan; thence with the Jordan property S 39-57 W 345.3 feet to an old iron pin; thence still with the Jordan property N 51-38 W 139.8 feet to an old iron pin on Griffin Road; thence with Griffin Road the following courses and distances: S 49-30 W 111.5 feet, S. 27-00 W 132 feet, S. 03-00 W. 148.5 feet, and S. 20-00 E 330 feet to the point of beginning.

This is a portion of the same property conveyed to the mortgagor herein by deed of Marion F. Jones, Sr. dated July 27, 1977, and recorded in the RMC Office for Greenville County on August 5, 1977, in Deed Book 1061 at Page 941. Subsequently, Lillie Mae B. Land and Marion F. Jones, Sr. re-conveyed said property to the mortgagor herein by deed dated May 29, 1978, and recorded in the RMC Office for Greenville County on June 15, 1978, in Deed Book 1081 at page 270, in order to correct certain errors in the description of the property contained in the prior deed. Subsequently, .96 acres were conveyed by the mortgagor herein to James Roger Coker and Cynthia Ann Coker by deed dated May 12, 1983 and recorded in the RMC Office for Greenville County on May 28, 1983, in Deed Book 1167 at page 687.

which has the address of Rt 14 Griffin Road Greenville,
(Street) (City)
SC 29609 (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.

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