

FILED  
GREENVILLE CO. S. C.

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**MORTGAGE**

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First Federal Savings & Loan  
Association  
Greenville, South Carolina 29602

010-320759-6

THIS MORTGAGE is made this 19th day of December, 1983, between the Mortgagor, P. Warren McLeod

, (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 Fourteen thousand sixty-eight and 64/100 (\$14,068.64) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December ..... 1993.....;

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 City and County of Greenville, State of South Carolina, on the southern side of Dunbar Street and being shown and designated as Lot. No. 10 on plat of property dated November 29, 1901 prepared by W. A. Hudson, Surveyor, recorded in the RMC Office for Greenville County in Plat Book A, Page 163, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Dunbar Street, joint front corner of Lot 10 and 11 and running thence with the common line of said lots S 18 W 215 feet to an iron pin; thence N 76 W 50 feet to an iron pin, joint rear corner of Lot 10 and an unnumbered lot; thence with the common line of said lots N 18 E 215 feet to an iron pin on the southern side of Dunbar Street; thence along said Dunbar Street S 76 E 50 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Frances S. Crosby and recorded in the RMC Office for Greenville County on July 22, 1970 in Deed Book 894 at Page 432.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
REGISTER STAMP  
TAX \$ 05.64  
1983

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which has the address of 713 Dunbar Street Greenville,  
(Street) (City)  
South Carolina 29601 (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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