

FILED
GREENVILLE, S.C.
FEB 15 11 23 AM '84
JUNYER W. WINSLEY
R.M.C.

Vol. 1043 p. 210

MORTGAGE

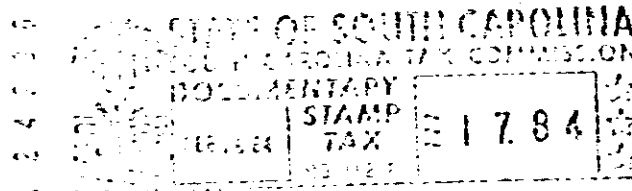
THIS MORTGAGE is made this 15th day of February, 1984, between the Mortgagor, Charles M. Robinson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand Six Hundred and No/100 (\$44,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 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 March 1, 2014.....;

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, being shown and designated as Lot 26 of Subdivision of Lee P. Ramsey on plat recorded in Plat Book S at Page 117 of the RMC Office for Greenville County and being shown on a more recent plat prepared by Carolina Surveying Company dated February 14, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-H at Page 62 and having, according to said more recent plat, metes and bounds as thereon shown.

This being the same property conveyed to the Mortgagor by deed of Jack N. Epps and Betty E. Epps as recorded in the RMC Office for Greenville County in Deed Book 1195 at Page 779 on September 6, 1983.



SC70 --- 1 FE1684 111 4.00CT

which has the address of Lot 26 Phillips Trail, Greenville (Street) (City), South Carolina 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 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.

5120

27328-112