

GENERAL
S. C.
1984
JOHN
R.M.C. SLEY

15-18-84 258

MORTGAGE

THIS MORTGAGE is made this 15th day of February, 1984, between the Mortgagor, AVA M. MCNAIR, (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 FIFTY FOUR THOUSAND SIX HUNDRED AND NO/100 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, 1984.....;

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 lying, being and situate in the State of South Carolina, County of Greenville, City of Mauldin, being shown and designated as Lot 13 on Revised Plat, Portion of Map No. 1 of Verdin Estates, dated January 11, 1978, prepared by C. O. Riddle, RLS, and being recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 47, and having, according to a more recent survey prepared by Freeland and Associates, dated February 14, 1984, entitled, "Property of Ava M. McNair", the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 13 and 12 and running thence N. 88-27 W. 150.0 feet to an iron pin; thence running N. 1-33 E. 100.0 feet to an iron pin; thence running with the line of Lot 14, S. 88-27 E. 150.0 feet to an iron pin; thence turning and running with Baldwin Circle S. 1-33 W. 100.0 feet to an iron pin, the point of BEGINNING.

THIS Is the same property conveyed to the Mortgagors herein by deed of John A. Grastorf and Hannelore B. Grastorf, dated February 15, 1984 and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
FEBRUARY 21 1984
TAX

which has the address of 117 Baldwin Circle Mauldin,
(Street) (City)
South Carolina 29662 (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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