



MORTGAGE

THIS MORTGAGE is made this 10th day of November 1983 between the Mortgagor, Evelyn B. Levister (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 130 N. Trade St. Landrum, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$10,101.60 Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 10, 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 Nov. 15, 1987;

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 of that certain lot, parcel or tract of land located, lying and being in Glassy Mountain Township, Greenville County, South Carolina, known and designated as lot (no. 17) Seventee on Plat of the property of Joe J. Gentry, made by J. Q. Bruce, Registered Surveyor, Oct. 13, 1962, and duly recorded in R.M.C. Office for Greenville County. Reference is hereby made to said plat for a more detailed description. This deed is made subject to restrictions of prior deed which are duly recorded in R.M.C. Office for Greenville County. The land conveyed herein is all of the same conveyed to Allie Pierce by deed recorded in Book 773 at Page 234 in R.M.C. Office for Greenville County.



which has the address of Butter St., Landrum, S. C. 29356 (herein "Property Address");

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.

