

MAR 30 4 53 PM '84 MORTGAGE

DONNIE W. BERSLEY
R.M.C.

THIS MORTGAGE is made this 30th day of MARCH, 1984, between the Mortgagor, S. FRED B. PURCELL and BETTY LYNN PURCELL, (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 SIXTY-TWO THOUSAND, SEVEN HUNDRED & NO/100 (\$62,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 30, 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 APRIL 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, with the buildings and improvements thereon, lying, being and situate at the Southwesterly intersection of Newtonmore Road and Del Norte Boulevard, being known and designated as Lot No. 104 on Plat entitled: "Del Norte Estates, Section No. 4", as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N, at Page 8, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Newtonmore Road, said pin being the joint front corner of Lots 103 and 104, and running thence with the common line of said Lots, S. 6-00 W., 143.5 feet to an iron pin, the joint rear corner of Lots 103 and 104; thence S. 84-35 E., 121.0 feet to an iron pin on the Westerly side of Del Norte Boulevard; thence with the Westerly side of Del Norte Boulevard, N. 4-35 E., 118.35 feet to an iron pin at the intersection of Newtonmore Road and Del Norte Boulevard; thence N. 39-59 W., 35.65 feet to an iron pin on the Southerly side of Newtonmore Road; thence with the Southerly side of Newtonmore Road, N. 84-34 W., 92.5 feet to an iron pin, the POINT OF BEGINNING.

This is the identical property conveyed to Fred B. Purcell and Betty Lynn Purcell, the Mortgagors herein, by Deed of Ronald C. Bieker and Jeanne R. Bieker, dated March 30, 1984, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1209, at Page 583, on March 30, 1984.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY
STAMP TAX
25.08

which has the address of 201 Newtonmore Road, Greenville, South Carolina, 29615 (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.

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