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GREENVILLE S.C.  
MAY 15 2 34 PM '84  
DENNIS W. WENDELEY  
R.H.C.

VOL 1502 PAGE 973

# MORTGAGE

THIS MORTGAGE is made this 11th day of May, 1984, between the Mortgagor, Raymond P. Morgan and Susan G. Morgan

, (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 One hundred fifty thousand and no/100ths (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 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 June 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 on the Southerly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 37 on plat of Meyers Park, Section 2, prepared by C. O. Riddle, Surveyor, dated September 1976, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-P at Pgae 54, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-P at Pgae 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an ip on the Southerly side of Forest Lane at the joint front corner of Lots 37 and 38 and running thence with the line of Lot No. 38, S. 27-18 W. 278 ft. to an ip at the rear line of property now or formerly of Greenville Country club; thence with property now or formerly of Greenville Country Club, N. 40-38 W. 148.40 ft. to an ip at the joint rear corner of the premises herein and Lot No. 36; thence with the line of Lot No. 36, N. 31-14 E. 227 ft. to an ip on Forest Lane; thence with the line of Forest Lane, S. 60-43 E. 122 ft. to the point of beginning.

This being the same property conveyed to Raymond P. Morgan by Patricia D. Duncan on March 7, 1980 and recorded in the RMC Office for Greenville County on March 10, 1980 in Deed Book 1121 at Page 846. Susan G. Morgan having acquired an undivided one-half interest on February 24, 1982 in Deed Book 1162 at Page 857.

which has the address of 87 Forest Lane, Greenville,  
(Street) (City)  
S.C. 29605 (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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