

FILED
GREENVILLE, S.C.
MAY 17 12 33 PM '84
SHERIFF'S OFFICE
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of May, 1984, between the Mortgagor, James L. Tinsley and Tamela D. Tinsley, (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 Thirty One Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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;

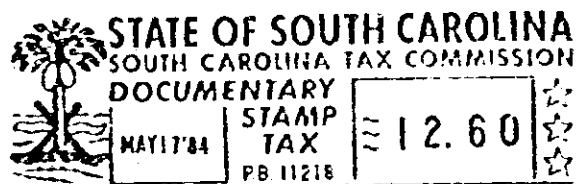
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 being shown as Lot No. 13 on Plat of Pinegrove Heights, which plat is recorded in the RMC Office for Greenville County in Plat Book Y, Page 87; and further being shown on a recent survey of the property entitled survey for "James L. Tinsley and Tamela D. Tinsley" prepared by W. R. Williams, Jr., surveyor, dated May 8, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-N at Page 94, and having according to said more recent survey the following metes and bounds, to-wit:

Beginning at a point on the southerly side of Pinegrove Road which point is 1156 ft. from the right-of-way of the intersection of Sulphur Springs Road and Pinegrove Road, and running thence with Pinegrove Road S64-30E 100.0 ft. to an iron pin; thence S25-30W 158.0 ft. to an iron pin; thence N64-30W 100.0 ft. to an iron pin; thence N25-30E 158.0 ft. to point of beginning.

This being the same property conveyed to Mortgagors by deed of John Wesley Coleman, Jr. executed and recorded of even date herewith.

959621



2 MY 17 94 142

which has the address of 28 Pinegrove Road, Greenville (City), South Carolina 29611 (State and Zip Code) (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 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.

4.0001

0154

14328-11-2