

GREENVILLE, S.C.  
JUN 11 3 39 PM '84  
WALKERSLEY

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# MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1984, between the Mortgagor, Richard H. Sawyer and Billie H. Sawyer, (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").

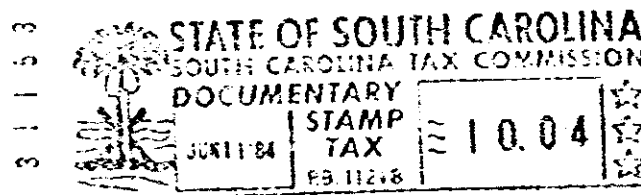
WHEREAS, Borrower is indebted to Lender in the principal sum of twenty-five thousand and ninety-one and .04/100 (\$25,091.04) Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 1994.

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot No. 462 on plat of Section D of Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Co., May 1964, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book RR at pages 192 and 193, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the west side of Pimlico Road at the joint front corner of Lots 461 and 462 and running thence along the line of Lot 461 N. 79-43 W. 186.7 feet to an iron pin; thence N. 2-35 E. 86.4 feet to an iron pin; thence with the line of Lot 463, S. 87-25 E. 184.2 feet to an iron pin on the west side of Pimlico Road; thence along Pimlico Road, S. 1-33 E. 11.4 feet to an iron pin; thence still along Pimlico Road, S. 2-35 W. 100 feet to the beginning corner.

This is the same property conveyed to Grantor herein by deed of Donald E. Baltz, Inc. dated January 19, 1966 and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 790, at page 323.



which has the address of 453 Pimlico Road Greenville, South Carolina (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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RECORD

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