

First Federal Savings & Loan
P.O. Box 403
Greenville, South Carolina 29605

JUL 19 11 13 AM '84

MORTGAGE

01-333652-7

THIS MORTGAGE is made this 19th day of June, 1984, between the Mortgagor, James K. Allison, (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 Thousand Eighty Seven Dollars and 04/100--- (\$20,087.04)--- Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 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.

known and designated as Lot No. 16 in Longview Terrace and having, according to plat recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "J" at Page 117, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot 15 on Longview Terrace and running N. 64-30 E. 70 feet to an iron pin at corner of Lot 17; thence N. 26-13 W. 175 feet to an iron pin; thence S. 64-30 W. 70 feet to an iron pin; thence S. 26-13 E. 175 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed Martha A. Allison and recorded in the RMC Office for Greenville County on September 5, 1947 in Deed Book 319 at Page 226.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 06.04
JUL 19 1984

which has the address of 3 Longview Terrace Greenville,
(Street) (City)
South Carolina 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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