

RECORDED  
GREENVILLE CO. S.C.  
JAN 3 10 41 AM '85  
RONNIE S. LAWERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 19th day of December, 1984, between the Mortgagor, FLORENCE B. PRESSLEY, (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").

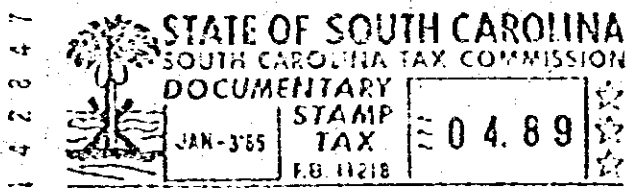
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand two hundred eight and 89/100---(16,208.89)-----Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 31, 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 tract of land containing 2.33 acres, more or less, situate, lying and being on the Southern side of Old Anderson Road, State Highway #81, near the City of Greenville, County of Greenville, S. C. being known and designated as Tract #15 as shown on a plat of a Portion of Dixie Farms, Property of E. R. Parker, formerly property of First Carolina Joint Stock Land Bank, prepared by Dalton & Neves, dated December, 1939, recorded in the RMC Office for Greenville County, S. C., in Plat Book "L" at Page 5, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the Old Anderson Road, and running thence with said road N. 37-25 E. 175 feet to a point; thence with the line of Lot 16, S. 60-15 E. 287 feet to an iron pin in the line of Lot #40; thence with the line of Lot 40, S. 10-17 W. 295.4 feet to an iron pin; thence with the line of Lot 41 S. 60-53 W. 70.8 feet to an iron pin; thence continuing with the line of Lot 41 and with the line of Lot 56, S. 20-10 W. 200 feet; thence with the line of Lot #41 W. 23-35 W. feet to the point of beginning.

Being the same property conveyed to mortgagor by deed of Donald I. Pressley, dated May 2, 1972 and recorded in the RMC Office for Greenville County on August 4, 1972 in Deed Book 951 at Page 93.



which has the address of Route 8, Box 325 Greenville, South Carolina 29611 (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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