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MORTGAGE

acos 1550 FATE 406

THIS MORTGAGE is made this 23rd day of December --
1981, between the Mortgagos, ii. Leith Strong
(herein "Borrower"), and the Mortgagee, First Federal

Lavings and Loan Association, 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 <u>Eighty-three Thousand</u>.

Ino Hundred and "0/100 (502,200,00) - Dollars, which indebtedness is evidenced by Borrower's note dated <u>Recember</u> 1901 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Recember to a corner; thence S 6-12 M 129.70 feet to a corner; thence K 84-05 M 62.13 feet to a corner; thence K 83-48 M 27.87 feet to a corner; thence M 6-12 E 130.0 feet to the point of EEGINGING. Said lot being bounded on the North by Peeble Stone Lane, on the East by Lot No. 78, on the South by lands of others and on the West by Lot No. 80 on said plat.

The above described lot of land is subject to any zoning ordinances, restrictions, setback lines, or easements that may appear of record on the recorded plat of the presises; and said property is a portion of a Planned Unit Development as evidenced by the PUD Application of Pebblepart, Ltd., filed on July 25, 1979, in the R.M.C. office for Greenville County, South Carolina, in Beed Book 1107, at page 652.

The Bove described lot of land is the same lot of land conveyed unto N. Keith Brown oby deed of Febblepart, Ltd., a South Carolina Limited Partnership, dated October 19, 1961, duly of record in the office of the Clerk of Court, Greenville County, S. C. of Greenville & S. S. C.

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which has the address of Lot 79 Petble Creek, Greenville, S.

_____herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or bereafter erected on the property, and all easements, rights, apportenances, 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 heasehold 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 insurface policy insuring Lander's interest in the Property.

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