

FILED
GREENVILLE S.C.
APR 22 12 32 PM '83
DONNIE S. BANKERSLEY
R.H.C.

BOOK 1603 PAGE 243

BOOK 81 PAGE 1447

MORTGAGE

THIS MORTGAGE is made this 22nd day of April, 1983, between the Mortgagor, M. S. MARTIN and T. S. TALLEY, (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 Sixty-Four Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's April 22, 1983 (herein "Note"), providing for monthly installments of principal Lot No. 77; thence turning and running with the line of Lot No. 77, S. 19-11-15 E. 153.0 feet to an iron pin; thence turning and running S. 15-55 W. 80.68 feet to an iron pin, joint rear corners of lot conveyed herein and Lot No. 75; thence turning and running with the line of said lot, S. 86-31 W. 155.7 feet to an iron pin, being the point and place of beginning.

AU 4 83 1570

~~Deed to First Federal Builders, Inc., recorded April 22, 1983, First Federal Savings and Loan Association of Greenville, S. C. 301 College Street, Greenville, S. C.~~

Donnie S. Bankersley
Deed Book 1186, at Page 246
Robert J. Immert
Atty.

1184-249 *Joni Woodal*
Authorized Signature
3 19 83
Witness *Lynette Carter*

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
25.76

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which has the address of Woodview Drive Talors South Carolina 29687 (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.