

FILED  
GREENVILLE S.C.  
OCT 21 11 35 AM '83  
BONNIE

BOOK 1631 PAGE 757

BOOK 86 PAGE 1973

09-39687-2

MORTGAGE

THIS MORTGAGE is made this 19th day of October, 1983, between the Mortgagor, JIMMY D. JAMES and MELBA S. JAMES, (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 Twelve Thousand five hundred eighty four and 4/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 1983, (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness of 109' and 110' and running thence with the joint front corner of Lots Nos. 109' and 110' and running thence with the common line of said lots S. 80-03 W. 331 feet to an iron pin; thence along the line of Lot No. 2 S. 4-52 E. 78 feet to an iron pin on the line of Lot No. 111; thence along the line of Lots Nos. 111 and 112 S. 75-19 E. 331.2 feet to an iron pin on Stonehaven Drive; thence with the western side of Stonehaven Drive N. 8-58 E. 108.6 feet to an iron pin; thence continuing with the western side of Stonehaven Drive N. 9-06 W. 113 feet to an iron pin, the point and place of beginning.

Being the same property conveyed to the Mortgagors herein by deed of William M. Madden recorded August 15, 1978, in the RMC Office for Greenville County, S.C., in Deed Book 1085 at Page 311.

PAID SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
of South Carolina 10126

Vicky D. Crenshaw  
Asst. Manager - Crenshaw

9/27/84

which has the address of 301 Stonehaven Drive, Greenville, South Carolina (City, State and Zip Code) (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.

SOUTH CAROLINA — 1 to 4 Family — 6/75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)

10V1E C 007  
OCT 2 1984  
31A01

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
STAMP  
0504

GREENVILLE  
OCT 2 1984  
BONNIE