

FILED
GREENVILLE S.C. O. Box 408
FEB 14 10 58 AM '84 Greenville SC 29602
DONNIE S. WAINWRIGHT
R.M.C.

VOL 1547 PAGE 880

BOOK 87 PAGE 311

03-3194339

MORTGAGE

THIS MORTGAGE is made this 20th day of January, 1984, between the Mortgagor, Dorothy T. McElhannon, (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 seven thousand five hundred & three & 04/100ths (\$7503.04) Dollars, which indebtedness is evidenced by Borrower's note dated 01-20-84 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness if not sooner paid, due and payable on 01-20-80 with the Henderson Property N 66-16 W 740 feet to an old iron pin at the corner of property now or formerly belonging to Jordan; thence with the Jordan property S 39-57 W 345.3 feet to an old iron pin; thence still with the Jordan property N 51-38 W 139.8 feet to an old iron pin on Griffin Road; thence with Griffin Road the following courses and distances: S 49-30 W 111.5 feet, S. 27-00 W 132 feet, S. 03-00 W. 148.5 feet, and S. 20-00 E 330 feet to the point of beginning.

This is a portion of the same property conveyed to the mortgagor herein by deed of Marion F. Jones, Sr. dated July 27, 1977, and recorded in the RMC Office for Greenville County on August 5, 1977, in Deed Book 1061 at Page 941. Subsequently, Lillie Mae B. Land and Marion F. Jones, Sr. re-conveyed said property to the mortgagor herein by deed dated May 29, 1978, and recorded in the RMC Office for Greenville County on June 15, 1978, in Deed Book 1081 at page 270, in order to correct certain errors in the description of the property contained in the prior deed. Subsequently, .96 acres were conveyed by the mortgagor herein to James Roger Coker and Cynthia Ann Coker by deed dated May 12, 1983 and recorded in the RMC Office for Greenville County on May 28, 1983, in Deed Book 1165 page 687.

which has the address of 11506 Griffin Road Greenville, SC 29609 (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 appurtenances, 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 — 475 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

FORM 1518

4.0001

2.0001

3.0017 84 035

5.0010