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BONNEL TO SERSLEY

MAC

## MORTGAGE

THIS MORTGAGE is made this	A. Ferry and Adorac (herein "Borrower"),	ion A. Ferry and the Mortga	gee, First Federal
Savings and Loan Association, a corpora of America, whose address is 301 Colleg	ation organized and exist se Street, Greenville, Sou	ing under the laws th Carolina (hereir	of the United States 1 "Lender").
WHEREAS, Borrower is indebted to I Hundred Eleven and 31/100 note dated April 30, 1980 and interest, with the balance of the inc. 2009;	Dollars, which it (herein "Note"), providin	idebteaness is evia ig formonthly insta	enced by Borrower's allments of principal
TO SECURE to Lender (a) the repay thereon, the payment of all other sums, we the security of this Mortgage, and the percentained, and (b) the repayment of an Lender pursuant to paragraph 21 hereo grant and convey to Lender and Lender's in the County of Greenville	vith interest thereon, adversormance of the covena erformance of the covena ny future advances, with of (herein "Future Advan s successors and assigns)	anced in accordance ints and agreement interest thereon, n ces"), Borrower do the following descri	e herewith to protect s of Borrower herein hade to Borrower by es hereby mortgage, lbed property located
All those certain pieces, parcels South Carolina, County of Greenvi Lots 61 and 62 on Plat of North H Greenville County in Plat Book H, lowing metes and bounds, to-wit:	or lots of land sit lle, City of Greenvi lills, plat of which	uate, lying and lle, being know is recorded in	being in the State of n and designated as the R.M.C. Office for
BEGINNING at an iron pin on the W 62 and 63 and running thence with point on a 20 foot alley; thence feet to an iron pin, joint rear of alley S. 18-34 W., 60 feet to an of Lot 61 and said alley S. 71-43 Bennett Street; thence with said 62; thence with Lot 62 and continued beginning.	n the joint line of s with the alley and to of Lots 61 and 62; the iron pin on a 20 food 3 E., 193.1 feet to a street N. 19-17 E.,	aid lots N. 71- he rear of Lot lence with the 1 of alley; thence in iron pin on t 60 feet to the	43 W., 194.7 feet to a 62 S. 18-34 W., 70 ear of lot 61 and said with the joint line he western side of front of Lots 61 and

This is the same property conveyed to the mortgagors by deed of James Denton Sparkman, III and Ann Ashmore Sparkman recorded in the R.M. C. Office for Greenville County on May / , 1980.

which has the address of 709 Bennett Street, Greenville, South Carolina 29601

\_(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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SOUTH CAROLINA - 1 to 4 Family - 8 This FNMA/ FHLMC UNIFORM INSTRUMENT (with amendment affine Para 24)

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STATE OF THE STATE