

FILED
GREENVILLE CO. S. C.

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DONNIE STANKERSLEY
R.M.C.

BOOK 1594 PAGE 830

MORTGAGE

THIS MORTGAGE is made this 14th day of February,
19 83, between the Mortgagor, Marshall D. Ledbetter and Pamela R. Ledbetter

, (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 Fifty Nine Thousand Eight Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2013

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that certain piece, parcel or lot of land situate on the southwestern side of Manassas Drive, in the County of Greenville, State of South Carolina, the same being shown as Lot No. 104 on a plat of Powderhorn Subdivision, Section 3, dated February 19, 1979, prepared by C. O. Riddle, recorded in Plat Book 7-C at Page 4 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on th southwestern side of Manassas Drive at the joint front corner of Lot 104 and Lot 105 and running thence with Lot 105 S 33-14 W 143.1 feet to an iron pin at the joint rear corner of Lot 104 and Lot 105; thence with Lot 107 and Lot 108 N 53-00 E 87 feet to an iron pin at the joint rear corner of Lot 103 and Lot 104; thence with Lot 103 N 36-03 E 139.6 feet to an iron pin on Manassas Drive; thence with said Drive S 53-57 E 50 feet to an iron pin; thence still with said Drive S 57-40 E 30 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Ronald E. Dancy, dated and recorded of even date herewith.



26902 Dms CH
Marshall D. Ledbetter

which has the address of 103 Manassas Drive, Simpsonville, S.C.
(Street) (City)
29681 (herein "Property Address");
(State and Zip Code)

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.