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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29 day of March, 1983, between the Mortgagor, Richard Nelson and Hilary S. Nelson, (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").

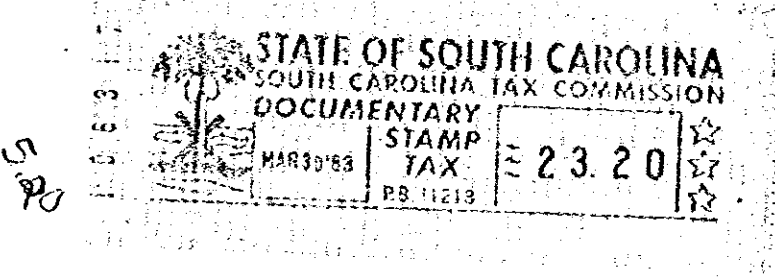
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Seven Thousand, Nine Hundred, Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot #13, Section B, Gower Estates Subdivision, a plat of which is recorded in the R.M.C. Office for Greenville County, in Plat Book XX, at Pages 36 and 37. See said plat for a more complete property description.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record on the premises or on the recorded plat which affect the property hereinabove described.

DERIVATION: See Deed of Fred Koster, Jr. and Mabel S. Koster dated October 18, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1008, Page 778. Also see Deed of John C. Rose and Jill B. Rose dated March 29, 1983 to be recorded herewith.



which has the address of 238 Carolina Avenue, Greenville,
(Street) (City)
South Carolina 29607 (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.

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