

FILED
GREENVILLE, S.C.
MAY 10 1 13 11 '83
DONNELL
R.M.C. SLELEY

MORTGAGE

THIS MORTGAGE is made this 9th day of May, 1983, between the Mortgagor, Florence C. Austin, (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").

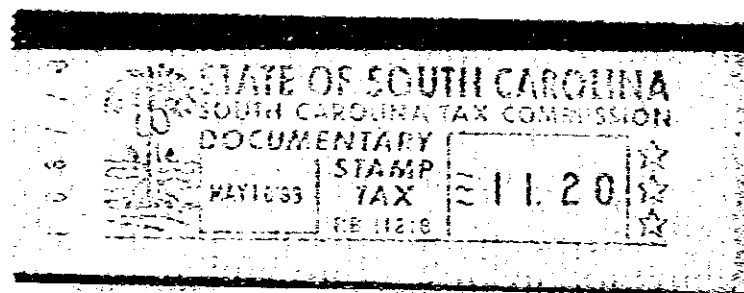
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand and no/100ths (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 lot of land in the County of Greenville, State of South Carolina, known and designated as Lot 10, Section 2, Richmond Subdivision, recorded in Plat Book TTT, Page 51 of the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northeast side of Richwood Drive, the joint front corner of Lots 9 and 10; thence with the joint line of said lots N 36-44 E 134.8 feet to an iron pin in line of Gower Estates property; thence with the line of said property S 53-16 E 75 feet to an iron pin corner of Lot 11; thence with the line of said lot S 36-44 W 128 feet to an iron pin on the northeast side of Richwood Drive; thence N 70-11 W 23 feet to a point; thence continuing N 53-16 W 53 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Curt and Else Alberts as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1187, Page 976, on May 10, 1983.



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which has the address of 21 Richwood Drive 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.