

FILED  
GREENVILLE S.C.  
MAY 17 8 37 AM '83  
JOHNIE S. WENSLEY  
R.M.C.

BOOK 1636 PAGE 830

# MORTGAGE

THIS MORTGAGE is made this 12th day of May, 1983, between the Mortgagor, Marilyn M. Messer and Ronald L. Messer, (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 Sixty-Eight Thousand and no/100 (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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.

Being all that certain piece, parcel or tract of land being known and designated as a portion of Lot 308, Section IV, Sheet 2 of a subdivision known as Poinsettia, said subdivision being situated within the corporate limits of the City of Simpsonville, plat of said subdivision being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5 at page 34 and being further described as shown on a plat prepared by Carolina Surveying Company, R.B. Bruce, RLS dated May 11, 1983 entitled, "Property of Ronald L. Messer and Marilyn M. Messer" and having according to said plat the following metes and bounds to-wit:

BEGINNING at an old iron pin at the right of way of Robinwood Drive, 140.38 feet more or less from the intersection of Robinwood Drive and South Almond Drive joint front corner of lots 308 and 307; running thence along Lot 307 N. 52-05 W 140.56 feet to an old iron pin; thence N. 33-43 W. 43.33 feet to an old iron pin; thence N. 25-36 E. 97.7 feet to an old iron pin; thence S. 55-55 E. 182.25 feet to an old iron pin along Robinwood Drive; thence running along Robinwood Drive S. 26.50 W. 48.88 feet to an old iron pin; thence S. 28-57 W., 74.0 feet to an old iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Builders & Developers, Inc. dated January 9, 1981 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Volume 1140 at page 634 on January 13, 1981.

which has the address of 103 Robinwood Drive, Simpsonville, South Carolina 29681  
(Street) (City)  
(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.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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