

Security Federal

GREENVILLE
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R.M.C. OFFICE

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THIS MORTGAGE is made this 5th day of August 1983 between the Mortgagor, John W. Reed

..... (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and No/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 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 September 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 land, situate lying and being on the Northern side of East Tallulah Drive in the City of Greenville, State of South Carolina, being known as Lot 118 and portions of lots 117 and 119, Property of D.T. Smith Estate, and having according to a survey by W. R. Williams, entitled "Survey for John W. Reed", dated August 3, 1983, and recorded in the R.M.C. Office for Greenville County in Plat Book 9X at Page 91 the following metes and bounds to-wit:

Beginning at a point in the center of a concrete wall in the front line of Lot No. 117, which point is located 370 feet in a Northeasterly direction from the intersection of Penn Street and East Tallulah Drive and running thence through Lot No. 117, N. 25-20 W., 241.8 feet to an iron pin; thence N. 65-26 E., 175 feet to an iron pin in the rear line of Lot No. 119; thence through Lot No. 119, S. 25-20 E., 239.4 feet to an iron pin on the Northern side of East Tallulah Drive and in the front line of Lot No. 119; thence with the Northern side of East Tallulah Drive, S. 64-40 W., 175 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of William J. and Kathryn H. Boswell, dated June 3, 1983 and recorded in the R.M.C. Office for Greenville County in Deed Book 1189 at Page 580 on June 3, 1983.

which has the address of 119 East Tallulah Drive Greenville South Carolina 29605 (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 seized 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

AND 3 53091A01

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RECORDED