

1020-102

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GREENVILLE

AUG 11 4 44 PM '83

DONNIE C. ...

# MORTGAGE

THIS MORTGAGE is made this 11TH day of August, 1983, between the Mortgagor, Ruth T. White, (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 Thirty-Nine Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_ (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 of land, situate, lying and being at the intersection of Knollwood Lane and Dogwood Lane, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot 181 and part of Lot No. 180 on a plat of Cleveland Forest, recorded in the RMC Office for Greenville County in Plat Book M, at page 56 and 57, and having, according to a more recent plat entitled "Property of Ruth T. White", prepared by Freeland & Associates, dated August 9, 1983, recorded in said RMC Office in Plat Book 94, at page 72, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Dogwood Lane, at the joint corner of Lots Nos. 181 and 182, and running thence with the line of Lot No. 182 S. 57-55 E. 67.62 feet to an iron pin; thence on a new line through Lot No. 180 S. 22-35 W. 151.26 feet to an iron pin on the northern side of Knollwood Lane; thence with the curve of the northern side of Knollwood Lane, the chord of which is N. 74-56 W. 89.94 feet to an iron pin at the intersection of Knollwood Lane and Dogwood Lane; thence with the curve of said intersection, the chord of which is N. 12-30 W. 36.96 feet to an iron pin on the eastern side of Dogwood Lane; thence with the curve of the eastern side of Dogwood Lane, the chord of which is N. 39-29 E. 150.44 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor by deed of Annie L. Dapper, dated August 11, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1194, at page 267, on August 11, 1983.

which has the address of 101 Knollwood Lane Greenville, S. C. 29607 (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.

1020-102

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