

FILED  
GREENVILLE  
AUG 12 10 32 AM '83  
DONALD R. MOSELEY

10-1020-11782

# MORTGAGE

THIS MORTGAGE is made this 9th day of August, 1983, between the Mortgagor, James R. Williams and Frances S. Williams, (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 10,945.70 Ten Thousand Nine Hundred Forty-Five and 70/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 July 30, 1993

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 situated in the City of Greenville, County of Greenville, State of South Carolina, on the northwestern side of Willow Springs Drive and being known and designated as Lot No. 6, Section 2, Block C of East Highlands Estate as shown on plat thereof recorded in the BMC Office for Greenville County in Plat Book "A", at Page 44, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the northwestern side of Willow Springs Drive at the joint front corner of Lots Nos. 5 and 6 and running thence along said Drive S. 55-03 W., 630.5 feet to an iron pin; thence along the joint line of Lots Nos. 6 and 7 N. 52-50 W., 173.5 feet to an iron pin; thence N. 47-43 E., 61 feet to an iron pin; thence along the joint line of Lots Nos. 5 and 6 S. 52-50 W. 181.8 feet to the point of beginning.

Derivation: This is the property of Philip M. Brownstein conveyed to James R. & Frances S. Williams recorded in the BMC Office of Greenville County dated September 9, 1965 recorded September 9, 1965, Book 781 Page 647.

RECORDS SECTION  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
BOOK 10440

which has the address of 200 Willow Springs Drive Greenville  
South Carolina 29607 (therein "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.

SOUTH CAROLINA - RECORDS SECTION - INSTRUMENTS

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