

GREENVILLE

MORTGAGE

1983

THIS MORTGAGE was made this 24th day of August, 1983, between the Mortgagor, **Timothy Lewis Buchanan** (herein "Borrower") and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of the United States, whose address is **203 State Park Road, Travelers Rest, S. C. 29690** (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Thirty Thousand and 00/100 (\$30,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **24 August, 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 **1 September, 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 certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 6 according to plat of Property of Parrish and Cower, prepared by Dalton & Neves, Engineers, dated November, 1928, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "G", at Page 236, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Aberdeen Drive (formerly Avenue), joint front corners of Lots Nos. 6 and 7 and running thence with the joint line of said lots, N. 65-04 W. 173.5 feet to an iron pin; thence N. 24-35 E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the joint line of said lots, S. 66-24 E. 171.8 feet to an iron pin on Aberdeen Drive; thence with Aberdeen Drive, S. 22-54 W. 64 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of Charles C. Fayssoux, dated 24 August 1983, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 203 State Park Road, Travelers Rest, South Carolina 29690.

which has the address of **38 Aberdeen Drive, Greenville, South Carolina 29695** (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 said Property, has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally to the Property against all claims, suits, demands, actions, proceedings, judgments, decrees, orders, judgments, and other legal proceedings, and that Borrower will defend the Property against all claims, suits, demands, actions, proceedings, judgments, decrees, orders, judgments, and other legal proceedings.

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