

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

1834 PAGE 100

FILED
GREENVILLE CO. S. C.

NOV 15 1983

MORTGAGE

010-320592-0

THIS MORTGAGE is made this 24th day of October, 1983, between the Mortgagor, Carl E. Hicks and Fannie Mae O. Hicks, (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 Seven thousand eighty-one and 84/100 (\$7,081.84) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 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 October 31, 1989;

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 City and County of Greenville, State of South Carolina, designated as Lot No. 43 on a plat of South Cherokee Park recorded in the R. M. C. Office for Greenville County in Plat Book A at Page 130, located at 118 Conestee Avenue, and having the courses and distances shown on said plat.

This being the same property conveyed to the mortgagor by deed of Lena M. Van Vechten and recorded in the RMC Office for Greenville County on September 4, 1969 in Deed Book 875 at Page 228.

This is a first mortgage second to none.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 100 PAGE 100
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which has the address of 118 Conestee Avenue, Greenville,
(Street) (City)
South Carolina 29605 (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 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.

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