

GREENVILLE COUNTY  
NOV 23 12 59 PM '83  
JOURNAL R.M.C.  
DEMPSEY

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

VOL 1037 PAGE 366

## MORTGAGE

THIS MORTGAGE is made this 5th day of October, 1983, between the Mortgagor, William W. Poole and Wilma J. Poole, (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 \$12,085.84 (Twelve Thousand Eighty Five and 84/100) Dollars, which indebtedness is evidenced by Borrower's note dated October 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 October 31, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville in the section south of the City of Greenville known as CITY VIEW, and being known and designated as Lot No. 80, Block B according to a plat made by W. A. Adams, dated March 18, 1911 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book A at Pages 460 and 461 and having the following metes and bounds according to said plat:

BEGINNING at a pin on the west side of Henderson Street at the corner of O'Neal Street and running thence with O'Neal Street, N. 89- $\frac{1}{2}$  W. 150 feet to a pin on a 10 foot alley; thence with said alley, N. 00-30 E. 50 feet to a pin, joint corners with lot no. 79; thence along the line of lot no. 79, S. 89- $\frac{1}{2}$  E. 150 feet to a pin on Henderson Street; thence along said Henderson Street, S. 00-30 W. 150 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Ray C. Dempsey and William C. Dempsey, Helen D. Cullledge and Lillie D. Perdy and recorded in RMC Office for Greenville County on 06/09/81 in Deed Book 1149 at Page 586.

This is a first mortgage second to none.

which has the address of 101 Henderson Street, Greenville (City)  
South Carolina 29602 (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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