

FILED
GREENVILLE S.C.
4 19 1983
DONALD R. H. WADLEY

MORTGAGE

THIS MORTGAGE is made this 28th day of November, 1983, between the Mortgagor, Nancy V. Moore

, (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 \$5,133.08 (Five Thousand One Hundred Thirty Three and 08/100-- Dollars, which indebtedness is evidenced by Borrower's note dated November 28, 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 November 30, 1985.....;

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 with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 12 on plat of property of J. Cleo Roper, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book PP, at Page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of West Gantt Circle, joint front corner of Lots 11 and 12; and running thence along West Gantt Circle, S. 74-37 W. 50.7 feet to an iron pin; thence S. 32-06 W. 38.7 feet to an iron pin; thence S. 6-15 E. 124.8 feet to an iron pin; thence N. 74-41 E. 99.5 feet to an iron pin, joint rear corner of Lots 11 and 12; thence N. 15-23 W. 149.6 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or triangular strip of land, situate, lying and being in the County of Greenville, State of South Carolina, just off West Gantt Circle, and adjoining the northwestern front corner of Lot No. 12 of the property of J. Cleo Roper as shown on Plat recorded in the R.M.C. Office for Greenville County, in Plat Book "PP", at Page 133, and being a triangular strip to square off the front corner of said Lot No. 12, and described as follows:

BEGINNING at an iron pin on the Southern side of West Gantt Circle at pin in the front line of said Lot No. 12, and is the present western front corner of Lot No. 12. and running thence along the present lot line 12 S. 32-06 W. 38.7 feet to an iron pin; thence with a new line N. 6-15 W. 30 feet, more or less, to a point; thence N. 74-37 E. 25 feet, more or less, to an iron pin, which is the point of beginning.

(CON'T ON ATTACHED EXHIBIT)

which has the address of 12 West Gantt Circle, Piedmont,
South Carolina 29673 (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.

SOUTH CAROLINA — 1st Edition — 4-75-ENCLERIC UNIFORM INSTRUMENT with amendments adding Part 21

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