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# MORTGAGE

THIS MORTGAGE is made this 4th day of May, 1984, between the Mortgagor, JAMES PATRICK CUNNINGHAM and NELLE ELIZABETH K. CUNNINGHAM, (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").

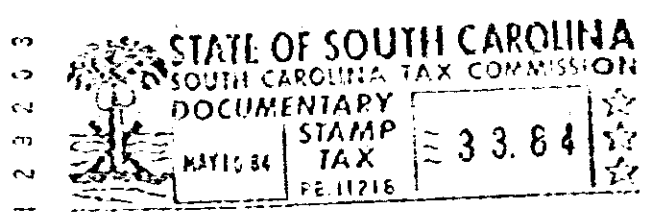
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY FOUR THOUSAND, SIX HUNDRED & No/100 (\$84,600.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014.....;

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 tract of land containing 8.61 acres, situate, lying and being on the eastern side of Cunningham Road, in the County of Greenville, State of South Carolina, being shown and designated on plat entitled "Property of James Patrick Cunningham" dated April 28, 1984, prepared by W. R. Williams, Jr., PE & LS, recorded in the RMC Office for Greenville County in Plat Book N-N at Page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Cunningham Road, said point being 358 feet + from Cunningham Circle, and running thence with the center line of Cunningham Road, N. 6-37 W. 173 feet to a spike; thence N. 68-51 E. 480.1 feet to an iron pin; thence N. 6-09 W. 66.6 feet to an iron pin; thence S. 89-27 E. 159.2 feet to an iron pin; thence S. 72-49 E. 288.3 feet to an iron pin; thence N. 41-32 E. 419.1 feet to an iron pin; thence S. 6-36 W. 370.0 feet to an iron pin; thence with the property line of Williams, S. 48-21 W. 498.9 feet to an iron pin; thence continuing with the property line of Williams, N. 85-12 W. 720.6 feet to a spike in the center of Cunningham Road, the point of beginning.

Derivation: See Greenville County Deed Book 1059 at Page 418, Greenville County Deed Book 1059 at Page 422, Greenville County Deed Book 1080 at Page 960, and Greenville County Deed Book 1211 at Page 604.



which has the address of Route #2, Box 611, Travelers Rest, South Carolina 29690  
(Street) (City)  
(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 seised 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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