

Mortgagee's Mailing Address: 301 College Street, Greenville, S.C.

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GREENVILLE S.C.

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DONNIE S. WENSLEY
R.H.C.

BOOK 1606 PAGE 898

MORTGAGE

THIS MORTGAGE is made this 13th day of May, 1983, between the Mortgagor, John Michael Simpson and Marian Christine Simpson, (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").

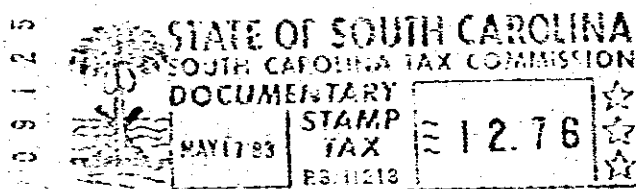
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand Eight Hundred Eight and 59/100 (\$31,808.59) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2003;

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 lot of land lying and being situate in the County of Greenville, State of South Carolina, Fairview Township, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of the West Dairy Farm Road; said iron pin measuring a distance of 252 feet., N., 16-15 E. from an old iron pin, corner of land of W. A. Nash, Thackston, Bryson and Holland Lane, and running thence with the East side of said Road, N. 16-15 E. 125 feet to an old iron pin, corner with lands of R. F. West formerly Thackston, now or Formerly Knight; thence with the joint line of West, crossing road, N. 79-15 231 feet to an iron pin, corner with West land; thence with the joint line of West, S. 16-15 W. 125 feet to an iron pin, corner with other land of W. A. Nash and West land line; thence with the joint line of other land of W. A. Nash, S. 79-15 E. 231 feet to the point of Beginning, bounded by lands of W. A. Nash R. F. West and Lands of Knight (Now or Formerly).

This is the same property conveyed to the Mortgagors herein by deed of W. A. Nash dated May 5, 1983 and recorded in the RMC Office for Greenville County on May 5, 1983, in Deed Book 1187 at Page 733.



which has the address of 0.66 acres on Dairy Farm Road Fountain Inn, South Carolina (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.

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