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GREENVILLE S.C.

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DONNIE S. HENSLEY  
R.M.C.

30-1610 63595

## MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1983, between the Mortgagor, George R. and Charlene A. Sneddon, (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").

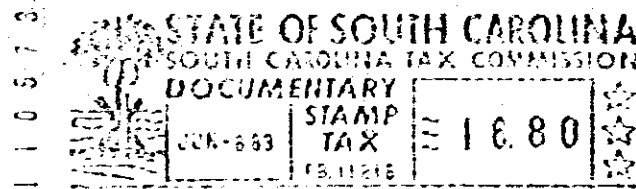
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and No/100ths (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.....;

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, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Avon Drive and being known and designated as a major portion of Lot No. 120 of a subdivision known as Avon Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book KK at page 71; also shown on a plat entitled "A Revision of Lots 118, 119, 120 and 121", said plat is recorded in the RMC Office for Greenville County in Plat Book HHH at page 82, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Avon Drive, corner of Lot Nos. 118 and 120, and running thence along the line of Lot Nos. 118 and 120 S. 69-26 E., 170 feet to an iron pin; thence turning and running S. 17-18 W., 90.1 feet to an iron pin, corner of Lot No. 121; thence turning and running along the line of Lot Nos. 121 N. 69-26 W., 175 feet to an iron pin on the southeastern side of Avon Drive; thence along said Drive N. 20-34 E., 90 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed from Linda T. Leatherman dated and recorded simultaneously herewith in the RMC Office for Greenville County in Deed Book 1199 at page 899.



which has the address of 704 Avon Drive, Taylors

SC 29687 (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 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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