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MORTGAGE

THIS MORTGAGE is made this 21st ^{Jr. W. A. M.} day of June, 1983, between the Mortgagor, Victor A. Greene and Allison G. Greene, (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").

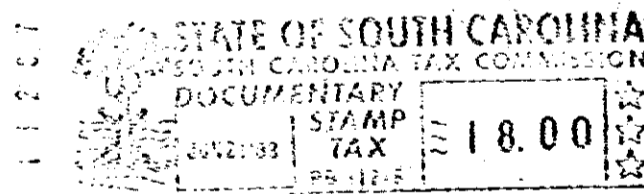
WHEREAS, Borrower is indebted to Lender in the principal sum of -----FORTY-FIVE THOUSAND AND NO/100 (\$45,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and being known as designated as Lot No. 5 on a plat of property of Homer Styles and Ruth B. Mauldin, the plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK, at Page 104, according to a more recent survey prepared of said property by Carolina Surveying Co., June 16, 1983, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-U, at Page 41, and having the following courses and distances, to-wit:

BEGINNING at an old iron pin on the edge of Perry Road, joint front corner with Lot No. 4 and running thence with the common line with said lot, S. 60-36 E. 152.4 feet; thence, S. 20-15 W. 75.0 feet to an old iron pin, joint rear corner with Lot No. 6; thence running with the common line with said lot, N. 71-15 W. 186.8 feet to an old iron pin on the edge of Montis Drive; thence running with the edge of said drive, N. 22-29 E. 31.7 feet to an old iron pin on the edge of said drive, at its intersection with Perry Road; thence running with the common line with Perry Road, N. 46-05 E. 80.4 feet to an old iron pin on the edge of Perry Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Raymond E. and Nancy T. Duncan of even date herewith, and which said deed is being simultaneously recorded with the recording of the within instrument.



which has the address of 109 New Perry Road, Greenville (City),
South Carolina 29609 (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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