

FILED
GREENVILLE S.C.

JUN 22 4 34 PM '83

MORTGAGE

THIS MORTGAGE is made this 22nd day of June, 1983, between the Mortgagor, Melvin C. Dewey, (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").

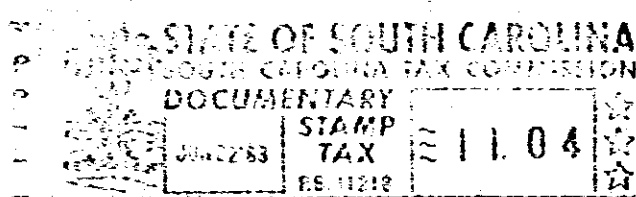
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand Five Hundred Fifty Three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1993;

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 in Highland Township, County of Greenville, State of South Carolina, School District No. 345 and being shown as a part of Tract No. 3 on plat of G. W. Gilreath, made by W. A. Hester, July 18, 1925, or that part of Tract No. 3, that is located on the western side of Blind Tiger Road and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of the intersection of Gum Springs Road (formerly Few's Bridge Road) and Blind Tiger Road and running thence along the center of Gum Springs Road, N. 43 1/4 W., 10.24 chains to corner of King Bramlett property; thence with the King Bramlett property Due North 6.12 chains to pin; thence still with King Bramlett property S. 89 1/2 E., about 333 feet to center of Blind Tiger Road; thence with the center of Blind Tiger Road and along property of the within grantor S. 8 E., about 340 feet to iron pin in road, old corner; thence still with the center of Blind Tiger Road, S. 8 E., 7.5 chains to bend in said road; thence still with said road, S. 19 E., 0.90 chains to the beginning corner, bounded on the east by Blind Tiger Road, on the north by King Bramlett, on the west by King Bramlett and Gum Springs Road and containing 5 acres more or less. (On the South by Gum Springs Road).

This is the same property conveyed to the Mortgagor herein by deed of Inogene C. Trammell dated July 22, 1975 and recorded in the R.M.C. Office for Greenville County on August 20, 1975 in Deed Book 1022 at Page 886.



which has the address of Route 3, Tiger Bridge Road Greer,
(Street) (City)
S. C. 29651 (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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