

Security Federal

BOOK 1613 PAGE 650

MORTGAGE

THIS MORTGAGE is made this 23rd day of June 1983, between the Mortgagor, Robert C. Tallon

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and No/100 (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 23 June 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 1 August 1998;

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:

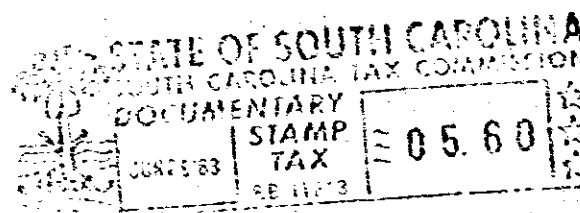
All that piece, parcel, or lot of land in the City and County of Greenville, State of South Carolina, on the south side of Buist Avenue and being known and designated as a part of Lot No. 2, Section F, of a plat recorded in Plat Book "C", at Page 10, in the RMC Office for Greenville County, S. C., and having, according to a more recent plat made by Madison H. Woodward, RESC, on May 23, 1964, the following metes and bounds, to wit:

BEGINNING at an iron pin on Buist Avenue, joint front corner of this lot and a 15 foot alley, thence along Buist Avenue, N. 80-15 W. 70 feet to an iron pin, joint front corner of said lot with other property, now or formerly, of Ollie D. Tallon; thence S. 9-43 W. 133.6 feet to an iron pin; thence S. 80-15 E. 70 feet to an iron pin on the line of the 15 foot alley; thence along the common line of this property with the 15 foot alley, N. 9-43 E. 133.6 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of Ollie D. Tallon, recorded 14 June 1983, RMC Office for Greenville County, S. C., in Deed Book 1190, at Page 245.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 10148, Greenville, S. C. 29603

The above described property is shown on the Greenville County Tax Books as Tax District 500, Sheet 178, Block 11, Lot 1.2.



which has the address of 37 Buist Avenue, Greenville, South Carolina 29609

(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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