

FILED  
GREENVILLE S.C.

JUL 29 4 55 PM '83

DONNIE S. JAMMERSLEY  
R.M.C.

BOOK 1618 PAGE 583

# MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1983, between the Mortgagor, Douglas A. Nelson and Peggy P. Nelson, (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 Eighty-Five Thousand and 00/100 (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 August 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 with the buildings and improvements thereon, lying and being on the easterly side of Stone Ridge Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 639 on plat entitled "Map 1, Section 3, Sugar Creek," recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-F at page 35, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Stone Ridge Road, said pin being the joint front corner of Lots 638 and 639, and running thence with the easterly side of Stone Ridge Road N. 8-40-30 W. 100 feet to an iron pin; thence turning and running N. 80-54-54 E. 150 feet to an iron pin at the joint rear corner of Lots 639 and 636; thence with the common line of said lots S. 8-40-30 E. 100 feet to an iron pin at the joint rear corner of Lots 638 and 639; thence with the common line of said lots S. 80-55 W. 150 feet to an iron pin at the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of John Cothran Company, Inc., et al., dated July 29, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1193 at page 484, on July 29, 1983.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
PROPERTY TAX \$3400.00

which has the address of 603 Stone Ridge Road, Greer,  
S. C. 29651 (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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