

GREENVILLE CO. S. C.
AUG 1 1 51 PM '83
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1818 PAGE 790

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1983, between the Mortgagor, Leckie D. Fisher, (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 Ten Thousand Eight Hundred and NO/100 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 July 30, 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 certain piece, parcel or lot of land situate in Greenville County, State of South Carolina, in Greenville Township, and a small portion of said lot being within the limits of the City of Greenville, and located at the northwest corner of Stall Street and David Street, and being more particularly described as follows:

BEGINNING at a stake at the northwest intersection of David Street and Stall Street, and running thence along Stall Street, S 66-1/4 W 51 feet to a stake, corner of Lot No. 19; thence with the line of Lot No. 19, N 23-1/4 W 120 feet to a point in line of Lot No. 35; thence with the line of Lot No. 35, N 66-1/4 E 51 feet to David Street; thence along David Street in a southeasterly direction, 120 feet to the beginning corner.

This property being the same conveyed to the mortgagor by deed of John Henry Futrell to Leckie D. Fisher as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1193 at Page 488 on July 1, 1983.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1818 PAGE 790
AUG 1 1983

which has the address of 13 Stall Street, Greenville, SC 29609, (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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