2 1021 at 18

MORTGAGE

THIS MORTGAGE is made this	10th	day of	August
19 <u>83</u> , between the Mortgagor,J	thursin "Bu	orrower"), and t	he Mortgagee, First Federal
Savings and Loan Association of South Care the United States of America, whose addre	+> <i>4</i> *45 F @145 F ;}}	ian oreanized a	life C. Carrette P. Carrette and Carrette an

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Eight Hundred Fifty-Five and 11/100-(\$16,855.11)-- Dollars, which indebtedness is evidenced by Borrower's note dated __August 10, 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 30, 1993

TO SECURE to Lender ta) 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 therein "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 ________, State of South Carolina.

ALL that piece, parcel or lot of almd, situate, lying and being on the northwestern side of Arthur Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 18, Block L on plat of Property of O.F. Mills, made by H. Olin Jones, Architect & Engineer, July 11, 1914, recorded in the RMC Office for Greenville County in Plat Book C at Page 176, reference to said plat is hereby made for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of Frank P. McGowan, Jr. as recorded in Deed Book 1004 at Page 245, in the RMC Office for Greenville County, S.C., on August 5, 1974.



which has the address of 12 Arthur Avenue Greenville South Carolina

29115 _____ (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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