

FILED  
GREENVILLE S.C.

SEP 12 10 24 AM '83

JOHNIE W. WISLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 7th day of September, 19 83, between the Mortgagor, Carl M. Swanson & Geraldine M. Swanson, (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 Fifty Five Thousand and no/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 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 October 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 lot of land situate on the southwestern side of Plantation Drive in the county and state aforesaid, being shown as Lot No. 79 on a plat of Holly Tree Plantation Subdivision, Section I, Phase III, Sheet 1, dated September 1, 1978, prepared by Piedmont Engineers, Architects and Planners, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 6H at Page 74, and reference being craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Gary J. Wallpe and Theresa L. Wallpe by deed dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
SEP-83 TAX \$ 22.00  
FEBRUIS

3070  
--2 SEP 19 83  
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which has the address of 902 Plantation Drive Greenville,  
(Street) (City)  
South Carolina 29681 (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.