

FILED
GREENVILLE
OCT 17 1 43 PM '83
300-1531

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MORTGAGE

THIS MORTGAGE is made this 17th day of October, 1983, between the Mortgagor, Dana C. Mitchell, III, (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 Sixty-Two Thousand and No/100 (\$62,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 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 November 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 pice, parcel or lot of land lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 31, fronting on Riverside Drive, as shown by plat prepared by Carolina Surveying dated October 11, 1983 and recorded in the RMC Office for Greenville County in Plat Book 10-B at page 90, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Riverside Drive, joint front corner of Lots 32 and 31, and running thence along Riverside Drive N. 64-35E, 65.3 feet to an iron pin, joint front corner of Lots 31 and 30; thence turning and running along the joint line of Lots 31 and 30 S. 19-43E., 164.7 feet to an iron pin, joint rear corner of Lots 31 and 30; thence turning and running along the rear property line of Lot 31 S. 65-36W., 76.5 feet to an iron pin, joint rear corner of Lots 32 and 31; thence turning and running along the joint line of Lots 32 and 31 N. 15-48 W., 164.8 feet to the point of beginning.

This being the same property conveyed to the Mortgagee herein by deed dated October 13, 1983 recorded in the RMC Office for Greenville County in Deed Book 1198 at page 446.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON OCT 17 1983
PLAT NO. 10-B PAGE 90
LAWYER'S FEE \$24.00

which has the address of 12 Riverside Drive, Greenville (City), South Carolina 29605 (State and Zip Code) (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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