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GREENVILLE CO. S. C.
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MORTGAGE

THIS MORTGAGE is made this 25th day of October, 1983, between the Mortgagor, CONNIE A. ROBERTS, (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 Twelve Thousand and No/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 31, 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 piece, parcel or strip of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated as a 3-foot strip of Lot No. 46 in subdivision known as Cherokee Park, according to plat recorded in the RMC Office for Greenville County in Plat Book C, at page 96 and described as follows:

BEGINNING at an iron pin on the Western side of Keowee Avenue at the joint front corner of Lots 46 and 47 and running thence along the dividing line of said lots, North 68-32 West 172.8 feet to a 15-foot alley; thence along said 15-foot alley, North 27-28 East 3 feet to a point in Lot 46; running thence a new line through Lot 46, South 68-32 East 172.8 feet to an iron pin on Keowee Avenue; thence along Keowee Avenue, South 27-28 West 3 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 47 according to plat of Cherokee Park, recorded in the RMC Office for Greenville County in Plat Book "C", at page 96 and having the following metes and bounds:

BEGINNING at an iron pin on Keowee Avenue at the joint front corner of Lots 47 and 46 and running thence along Keowee Avenue, South 27-28 West 60 feet to an iron pin; running thence North 62-32 West 172.4 feet to a 15-foot alley; thence along said alley, North 27-28 East 60 feet to an iron pin; running thence South 62-32 East 173 feet to the beginning corner.

Derivation: Walter L. Crooks, et al, Deed Book 1199, page 202, Deed Book 1199, Page 205, Deed Book 1199, Page 208, said deeds being recorded on October 25, 1983.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
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which has the address of 20 Keowee Avenue Greenville,
(Street) (City)
South Carolina 29605 (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.

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