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GREENVILLE S.C.
JUN 17 10 24 AM '83
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R.M.C. HASLEY

MORTGAGE

THIS MORTGAGE is made this 16th day of November 1983, between the Mortgagor, James G. Lane, Jr. and Janet M. Lane (therein "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 Eighty Thousand and no/100-- (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 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 December 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 piece, parcel or lot of land situate, lying and being at the southeastern corner of the intersection of Henderson Road and Wembley Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 45 on a plat entitled "Cover Estates, Section F", prepared by R. K. Campbell, dated November, 1965, recorded in the RMC Office for Greenville County in Plat Book JJJ, at page 99, and having, according to a more recent plat entitled "Property of James G. Lane, Jr. and Janet M. Lane", prepared by Freeland & Associates, dated October 4, 1983, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Henderson Road at the joint front corner of Lots Nos. 45 and 46, and running thence with the line of Lot No. 46 S. 25-09 E. 177.28 feet to an iron pin in the line of Lot No. 44; thence with the line of Lot No. 44 S. 56-10 W. 255.12 feet to an iron pin on the eastern side of Wembley Road; thence with the eastern side of Wembley Road N. 26-26 W. 180.48 feet to an iron pin; thence with the curve of the intersection of Wembley Road and Henderson Road, the chord of which is N. 11-43 E. 38.55 feet to an iron pin on the southern side of Henderson Road; thence with the southern side of Henderson Road N. 63-44 E. 233.18 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Merrill Lynch Relocation Management, Inc., dated September 24, 1983, and recorded in said RMC Office in Deed Book 1197, at page 534, on September 30, 1983.

which has the address of 331 Henderson Road Greenville
South Carolina 29607 (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 seized 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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