DUNNS SASLEY R.M.C.

## **MORTGAGE**

day of November 30th\_\_\_ , (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 "Lænder").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-three Thousand Five Hundred Fifty and no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 \_\_\_\_\_, State of South Carolina. in the County of \_\_\_\_GREENVILLE\_

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the eastern side of Harness Trail in Greenville County, South Carolina being known and designated as Lot No. 54 as shown on a plat of HERITAGE LAKES dated March 11, 1974, revised October 20, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H at Pages 16 through 18 and having according to a more recent plat thereof made by Freeland & Associates dated November 10, 1980 entitled PROPERTY OF JERRY D. MASTIN AND SHEILA H. MASTIN recorded in Plat Book 8-H at Page 70, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Harness Trail at the joint front corner of lots nos. 53 and 54 and running thence with the common line of said lots, N. 81-31-15 E. 203.19 feet to an iron pin; thence along the line of lot no. 48, N. 1-40-58 E. 106 feet to an iron pin; thence along the line of lot no. 55, N. 88-19-02 W. 204.79 feet to an iron pin on the eastern side of Harness Trail; thence along the eastern side of Harness Trail, S. 1-40-58 W. 88 feet to an iron pin; thence continuing along the eastern side of Harness Trail, S. 3-23-53 E. 54.06 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Sheila H. Mastin to be recorded herewith.

which has the address of 404 Harness Trail

Simpsonville.

\_(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.

SOUTH CAROLINA - 1 to Changle of the DNN A/FRING UNIFORM INSTRUMENT once amendment office from it

Silvery Comment of Sale