

FILED
DEC 5 1983
Greenville S. Tankersley

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

VOL 1638 PAGE 568

MORTGAGE

THIS MORTGAGE is made this 24th day of October, 1983, between the Mortgagor, Perry B. DeLoach and Marilyn D. DeLoach, (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 \$30,016.04 (Thirty-Thousand sixteen and 04/100) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 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 February 22, 1983;

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 8 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright, Associates dated August 18, 1975 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D at Pages 95 and 96 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Monmouth Court, joint front corner of Lots 7 and 8; running thence with the joint line of said lots S. 83-02 W. 153.07 feet to an iron pin in the line of Lot No. 6; thence with the line of Lot No. 6 N. 37-39 W. 47 feet to an iron pin; thence N. 52-21 E. 150 feet to an iron pin, joint rear corner of Lots 8 and 9; thence with the joint line of said Lots S. 46-01 E. 104.60 feet to an iron pin on the northern side of Monmouth Court; thence with Monmouth Court, following the curve thereof, the chord of which is S. 19-33 W. 40 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of John A. Bolen, Inc. which is recorded in the RMC Office for Greenville County in Deed Book 1080 at Page 334 on June 2, 1978.

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which has the address of Lot 8 Monmouth Court Greer
South Carolina 29651 (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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