

Security Federal

FILED
GREENVILLE CO. S.C.
NOV 2 12 43 PM '83
DUNN & BROS. REAL ESTATE

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MORTGAGE

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THIS MORTGAGE is made this 31st day of October 1983, between the Mortgagor, Jerry G. Davis and Jeanette P. Davis (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand Nine Hundred and No./100 (\$54,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and according to a plat prepared of said property by R. B. Bruce, RLS, October 28, 1983, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10 D, at Page 72, having the following courses and distances, to-wit:

BEGINNING at a spike in Painter Road, joint front corner with property now or formerly belonging to John P. Painter and running thence with the common line with said owners, N. 67-05 W. 420 feet to an iron pin; thence continuing with the property belonging to John P. Painter, N. 36-45 E. 208 feet to an iron pin; thence running with the common line with property belonging to John P. Painter and Helen S. Painter, S. 67-05 E. 215 feet to a point; thence, S. 38-53 E. 205.48 feet to a point on the edge of Painter Road; thence running with said Road, S. 36-45 W. 108 feet to a spike in Painter Road, the point of Beginning.

The within property is a portion of the property conveyed to Jerry G. Davis and Jeanette P. Davis by deed of John P. Painter, dated May 28, 1971, which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 921, at Page 76.

RECEIVED THE SOUTH CAROLINA
STATE TAX COMMISSION
STATE TAX
NOV 2 1983
\$ 21.96

which has the address of... Route 3, Box 57, Painter Road Pelzer
(Street) (City)
South Carolina 29669 (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 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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