

FILED
GREENVILLE, S.C.

FEB 22 2 19 PM '84

DONNIE S. WILKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of February, 1984, between the Mortgagor, Robert D. Porter and Sharon H. Porter

, (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 Fifty-six thousand five hundred and no/100---(\$56,500.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014.....;

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.

24543
STATE OF SOUTH CAROLINA
DOCUMENTARY
FEDERAL
TAX
STAMP
22.60
R.M.C.

ALL that lot, piece, or parcel of land, with improvements thereon, lying, being and situate on the northwestern side of McElhaney Road about five (5) miles northwest of Greer, in the County of Greenville, State of South Carolina, containing 1.01 acres, more or less, and being known and designated as lot No. Eight (8) of Few Acres as shown on plat prepared by Wolfe & Huskey, Inc., Engineering and Surveying, dated November 18, 1980, and plat of Wolfe & Huskey, Inc., Engineering and Surveying, entitled "Survey for Robert D. & Sharon H. Porter" dated February 6, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-H at Page 85 and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of McElhaney Road at the joint front corner of Lot 7 and Lot 8 as shown on said plat and running thence S. 22-06 W. 120 feet to a nail and cap in the center of McElaney Road; thence running with McElhaney Road S. 27-54 W. 133.4 feet to a nail and cap in the center of McElhaney Road at the joint front corner of Lot No. 8 and property now or formerly of Bobby Lee Cox; thence turning and running N. 48-39 W. 357.2 feet to an old iron pin at the joint rear corner of Lot No. 8 and Lot No. 7; thence turning and running S. 88-57 E. 375.8 feet to a nail and cap in the center of McElaney Road, the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Bobby Lee Cox dated February 17, 1984 and recorded simultaneously herewith.

which has the address of Route 1 McElhaney Road, Greer, SC 29651,
(Street) (City)
(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.

0.95

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