

FILED
GREENVILLE S.C.
MAY 30 9 48 AM '83
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE
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1638-767

VOL 1652 PAGE 108

THIS MORTGAGE is made this 27th day of May, 1983, between the Mortgagor, JAMES W. GOLEJ AND NANCY G. GOLEJ, (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 ONE HUNDRED EIGHT THOUSAND THREE HUNDRED & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 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 June 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, with the buildings and improvements thereon, lying and being on the easterly side of Hunting Hill Circle, near the City of Greenville, South Carolina, being known and designated as Lot No. 535 on plat entitled "Map Four, Section II, Sugar Creek", as recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-P at Page 62, and having, according to a more re-survey dated May 6, 1983, prepared by C. O. Riddle, RLS, entitled "Property of James W. and Nancy Golej", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Hunting Hill Circle, said pin being the joint front corner of Lots 535 and 536 and running thence with the common line of said Lots N. 63-10-51 E. 125.71 feet to an iron pin at the joint rear corner of Lots 535 and 536; thence S. 38-29-41 E. 113.06 feet to an iron pin at the joint rear corner of Lots 535 and 551; thence S. 9-29-43 W. 62 feet to an iron pin at the joint rear corner of Lots 535 and 534; thence with the common line of said lots N. 73-20 W. 172.29 feet to an iron pin on the easterly side of Hunting Hill Circle; thence with the easterly side of Hunting Hill Circle on a curve, the chord of which is N. 9-30-35 W. 44.11 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated May 27, 1983 and recorded simultaneously herewith.

SC70 1 MR14 84 450
SC70 3 MY30 83 042
4.0000
5.0000

which has the address of 407 Hunting Hill Circle Greer, (City) South Carolina 29651 (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.