

FILED
GREENVILLE CO. S.C.

MAR 21 9 42 AM '84
DONNIE S. WALKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of February, 1984, between the Mortgagor, Marvin C. Hembree and Avalonia F. Hembree, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Ten thousand eighty three and 04/100s Dollars, which indebtedness is evidenced by Borrower's note dated _____, (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 28, 1994.....;

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 parcel or lot of land situated on the west side of the Donnan Road (formerly known as the Edwards Road), about two miles eastward from the city of Greenville in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 10 of Plat No. 2 of the W.S. Bradley Property by Dalton & Neves, Engineers, dated April, 1945, recorded in Plat book "O", page 169, RMC Office for Greenville County, and having the following courses and distances, to wit:

BEGINNING at a stake on the west side of the Donnan Road, corner of Lot Nos. 10 & 11, and running thence with line of No. 11, N. 88.10 W. 342.3 feet to a stake on line of Lot No. 16; thence N. 28.43 W. 116.3 feet to a stake on line of Lot No. 8; thence with line of Lot No. 8, S. 88.10 E. 403.8 feet to a stake on the west side of Donnan Road; thence with said Donnan Road, S. 1.55 W. 100 feet to the beginning corner.

THIS is the same property conveyed to the mortgagors by deed of M.Y. Donnan, dated 08-17-54, recorded 09-13-54 in the RMC Office for Greenville County in deed book 508 at page 31.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 21 1984
STAMP TAX
04.04
FEB. 11 1984

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Loan #020 319282-0

which has the address of 229 Donnan Road Taylors,
(Street) (City)
South Carolina 29687 (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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