

FILED  
GREENVILLE CO. S. C.

MAY 2 8 44 AM '84 MORTGAGE

JOHNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 1st day of May,  
1984, between the Mortgagor, Edward H. Rich

, (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").

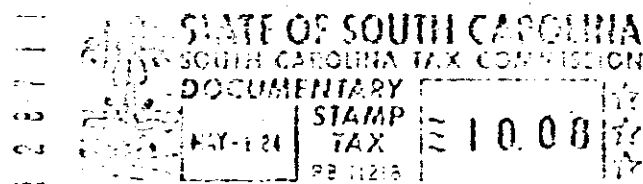
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand, One Hundred, Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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.

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Lenore Avenue and being known and designated as Lot No. 144 on plat of Map No. 4 Sans Souci Heights Subdivision recorded in the RMC Office for Greenville County in Plat Book Y at Page 145 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

BEGINNING at an iron pin on the southern side of Lenora Avenue, joint front corner of Lots 144 and 145, and running thence S. 22-49 E., 158.2 feet to an iron pin; thence N. 68-54 E., 70 feet to an iron pin; thence N. 22-49 W., 160.4 feet to an iron pin on the southerly side of Lenora Avenue at the joint front corner of Lots 143 and 144; thence running along the southerly side of Lenora Avenue S. 67-11 W., 70 feet to an iron pin the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of John R. Phillips and Ronda J. Segee of even date and to be recorded herewith.



which has the address of 113 Lenore Avenue, Greenville, South Carolina 29609

(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 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.

600 3 21A01

0 4 5 4

17328-RV-21