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MORTGAGE

03-334138-6

THIS MORTGAGE is made this 24th day of September, 1984, between the Mortgagor, Charles W. and Margaret C. Newton, (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 Thirty-Four Thousand, Five-Hundred sixty and 51/100 (\$34,560.51) Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 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 September 30, 1994.....;

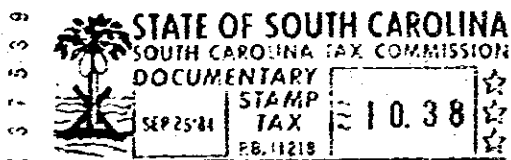
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or tract of land in Greenville County, State of South Carolina, on the Northerly side of Georgia Road, and being shown as 13.1 Acres, on plat entitled "Survey for Charles W. Newton", prepared by Carolina Engineering & Surveying Company, dated April 3, 1970, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Georgia Road, which point is located S. 19-10 E., 25 feet from iron pin on Northerly edge of said road and running thence N. 19-10 W., 640 feet to old iron pin; thence N. 55-0 E., 660.8 feet to old iron pin; thence S. 62-0 E., 235 feet to point at joint rear corner of 8.7 acre tract as shown on said plat; thence with the line of said 8.7 acre tract S. 2-11 W, 898.7 feet to point in center of Georgia Road, passing over iron pin 23.9 feet back on line; thence with center of Georgia Road S. 89-25 W., 160 feet to point; thence continuing with the center line of Georgia Road, N. 87-0 W., 150 feet to a point; thence continuing with the center line of Georgia Road, N. 83-33 W., 200 feet to the beginning corner.

Being the same property conveyed to mortgagors by deed of Alice H. Jones, dated April 16, 1970 and recorded in the RMC Office for Greenville County on April 16, 1970 in Deed Book 888 at Page 153.

This mortgage is junior in lien to the mortgage of Charles W. and Margaret C. Newton given in favor of Laurens Federal Savings and Loan, dated April 16, 1970 and recorded in the RMC Office for Greenville County on April 17, 1970 in Book 1152 at Page 664.



which has the address of E. Georgia Road Greenville,  
(Street) (City)

South Carolina (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.

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