

First Federal Savings and Loan Association of South Carolina  
301 College Street  
Greenville, SC 29601

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FILED  
GREENVILLE CO. S.C.

DEC 1 3 41 PM '84

**MORTGAGE**

THIS MORTGAGE is made this fourth day of December, 1984, between the Mortgagor, WILLIAM LOUIE SIMPSON, (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").

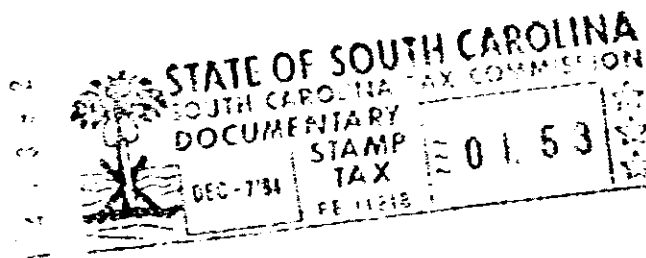
WHEREAS, Borrower is indebted to Lender in the principal sum of Five thousand eighty dollars and 53/100s Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 30, 1988.....;

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 lot of land in Greenville County, State of South Carolina on the Southern side of Kirkwood Lane in the City of Greenville, being shown as Lot No. 145 on Plat of Isaqueena Park, recorded in Plat Book "P" at Page 130-131 and described as follows:

BEGINNING at a stake on the southern side of Kirkwood Lane 12 feet Northeast from Dupont Drive at corner of Lot 146 and running thence with the line of said lot S. 9-00 W. 195.5 feet to a stake at corner of lot 108; thence with the line of said lot N. 84-26 E. 70 feet to a stake at corner of lot 144; thence with the line of said lot N. 10-07 E. 182 feet to a stake of Kirkwood Lane; thence with the Southern side of said Lane N. 61-46 W. 60 feet to a stake; thence continuing with the curve of Kirkwood Lane, the chord of which is S. 82-59 W. 27 feet to the beginning corner.

Being the same property conveyed to mortgagor by deed of Cely Brothers Lumber Company, a corporation, dated August 10, 1954 and recorded in the RMC Office for Greenville County on August 10, 1954 in Deed Book 505 at Page 522.



which has the address of 47 Kirkwood Lane Greenville, South Carolina 29607 (herein "Property Address");

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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