

AUG 9 3 02 PM '83
DONNIE S. LAMBERSLEY
R.M.C

1020 293

MORTGAGE

THIS MORTGAGE is made this 8th day of August 1983, between the Mortgagor, Margaret S. Davenport (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Eight Thousand and No/100 (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 September 1, 1995.

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, and being known and designated as Lot 10, Pine Forest Subdivision, according to a plat prepared of said subdivision by Dalton & Neves Engineers, August 1959, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at Page 106 through 107, according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the eastern side of Forrester Drive, joint front corner with Lot 9 and running thence with the common line with said Lot, N. 86-32 E. 175 feet to an iron pin in the line with Lot 12; thence running with the common line with Lot 12, N. 4-38 W. 100 feet to a point, joint corner with Lot 11; thence running with the common line with Lot 11, S. 86-32 W. 175 feet to a point on the edge of Forrester Drive; thence running with the edge of said Drive, S. 4-38 E. 100 feet to a point on the edge of said Drive, the point of beginning.

The within property is the identical property conveyed to Margaret S. Davenport by deed of Carolina Builders & Realty, Inc., dated December 14, 1982, which said deed was recorded in the R.M.C. Office for Greenville County, South Carolina, on December 15, 1982, in Deed Book 1178, at Page 999.

which has the address of Route 6, Maple Court, Greenville, SC 29607 (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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