

AUG 12 11 34 AM '83  
GREENVILLE S.C. DEED

Greenville S.C. 21607

1983-0708

# MORTGAGE

THIS MORTGAGE is made this 5th day of August, 1983, between the Mortgagor, Stella Jeanette Lynch, (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 eighteen thousand seven hundred seventy-one & 52/100ths (\$18,771.52) Dollars, which indebtedness is evidenced by Borrower's note dated 08-05-83, therein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Aug 30, 1993

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 (therein "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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown as Lot 34, Section Two, on a Plat of Richmond Hills recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Galax Drive, joint front corner of Lots Nos. 34 and 35, and running thence with the joint line of said lots, N. 54-37 E. 150 feet to an iron pin; thence S. 35-23 E. 100 feet to an iron pin, joint rear corner of Lots Nos. 33 and 34; thence with the joint line of said lots, S. 54-37 W. 150 feet to an iron pin on Galax Drive; thence with Galax Drive, N. 35-23 W. 100 feet to the beginning corner.

Edgar G. Lynch received said property by deed from W. C. Bumby dated 3-13-69 and recorded 3-13-69 in the RMC Office for Greenville County in Deed Book 863 at page 649.

Subsequently, Edgar G. Lynch died testate on 12-18-82 as will more fully appear in the probate records of the Greenville County Probate Court, apt. 1736, file 27. Property left to above named Stella Jeanette Lynch.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA  
DEED BOOK 863 PAGE 649  
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which has the address of Rt 3 6 Galax Drive Greenville  
SC 29611 (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 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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REC-526