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# MORTGAGE

THIS MORTGAGE is made this 13th day of April, 19 84, between the Mortgagor, Ray M. Elliotte, (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").

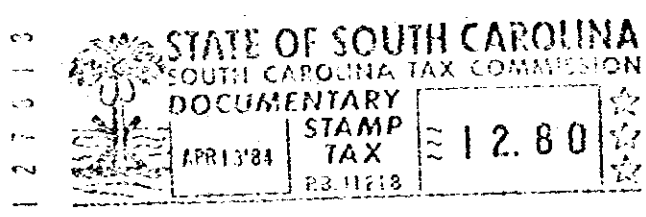
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand and no/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2004.....;

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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, shown as Lot 5 on plat of Property of J. E. Flynn Estate as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book O, at Page 75, and having, according to said plat, the following courses and distances, to-wit:

Beginning at an iron pin at the southwestern corner of Old Reid School Road and Old US Highway 29 and running thence with the northwestern side of Old US Highway 29, N. 83-55 W. 73 feet to an iron pin; thence N. 1-13 W. 237 feet to an iron pin; thence N. 85-11 E. 57.5 feet to an iron pin on the western right-of-way on Old Reid School Road; thence with said right-of-way, S. 4-30 E. 250 feet to the beginning corner.

This is the same property conveyed to the mortgagor, Ray M. Elliotte (formerly known as Ray M. Hutchison), by deed of Premier Investment Co., Inc., dated February 10, 1975, and recorded in Deed Book 1014, Page 688, RMC Office for Greenville County.



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which has the address of 300 West Main Street, Taylors, (City) South Carolina 29687 (State and Zip Code) (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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