D

Ñ.

10°

20. S. C.
20. S. C.
216 AH '80
216 AR SLEY

ر در آن

referred to as the "Property."

MORTGAGE

-	THIS MORTGAGE is made this
1	WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and 00/100ths (\$42,000.00)
	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 State of South Carolina:
	ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Ment Drive in Simpsonville, South Carolina, being known and designated as Lot No. 183, Section IV, on plat of Brentwood as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D at Page 43, and having, according to said plat, the following metes and bounds, to-wit:
	BEGINNING at an iron pin on the southwesterly side of Ment Drive, said pin being the joint front corner of Lots 182 and 183 and running thence with the common line of said lots S. 68-04 W., 147.50 feet to an iron pin, the joint rear corner of Lots 182 and 183; thence N. 24-47 W., 112.67 feet to an iron pin, the joint rear corner of Lots 183 and 184; thence with the common line of said lots N. 70-58 E., 152.80 feet to an iron pin on the southwesterly side of Ment Drive; thence with the southwesterly side of Ment Drive; thence with the southwesterly side of Ment Drive S. 21-28 E., 88.81 feet to an iron pin; thence continuing with said Drive S. 26-14 E., 16 feet to an iron pin, the point of beginning.
	This being the same property conveyed to Mortgagors herein by deed of M & J Builders, Inc., of even date, to be recorded herewith.
Į.	
- 	
;	
>	which has the address of Lot 183 Ment Drive, Brentwood S/D Simpsonville (City)
č l. ≅	South Carolina 29681 (herein "Property Address");
Ö	TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
1204	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

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.

SOUTH CAROLINA - 1 to 4 Family -6-75 FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)