

FILED
S.C.
MAR 17 2 28 PM '81
GREENVILLE
SHERIFF'S OFFICE

1535-335

MORTGAGE

THIS MORTGAGE is made this 13th day of March, 1981 between the Mortgagor, Joe D. Matthews, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 \$15,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1996.....;

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, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, being known and designated as Lot No. 3 according to a plat of property of Inez B. Hall recorded in the RMC Office for Greenville County in Plat Book FF, at page 541. This property is also known as a portion of Lots No.s 54 and 57 and all of Lots Nos. 55 and 56 according to a plat recorded in the RMC office for Greenville County in Plat Book J, at page 121, and having, according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cuttino Circle at the joint front corner of Lots 2 and 3, and running thence along the southern side of said Cuttino Circle, N. 78-31 E 72.5 feet to an iron pin at the joint front corner of Lots Nos 3 and 4; thence along the line of Lot No. 4, S. 11-29 E. 150 feet to an iron pin; thence S. 78-31 W. 72.5 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence along the line of Lot No. 2, N. 11-29 W. 150 feet to the point of beginning; being the same conveyed to me by Inez B. Hall by her deed dated June 24, 1957 and recorded in the RMC Office for Greenville County in Deed Bol. 579, page 124.

which has the address of 6 Cuttino Circle Greenville,
(Street) (City)
SC 29609 (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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