

GREENVILLE S.C.  
MAR 23 11 35 AM '81  
GREENVILLE R.M.C.

200:1535 43:941

### MORTGAGE

THIS MORTGAGE is made this 23rd day of March, 1981, between the Mortgagor, J. W. South, (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 Fifty-two Thousand Five Hundred and 00/100 (\$52,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 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, 1981.....;

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 lot of land with the buildings and improvements thereon situate on the East side of Augusta Road in the City of Greenville, in Greenville County, S. C. being part of Lot No. 66 on plat of property of Ables and Rasor, recorded in the RMC Office for Greenville County, S.C. in Plat Book E, at Page 153, and the Northern 43 feet of Lot No. 1 as shown on a plat of property of Country Club Estates, recorded in the RCM Office for Greenville County, S. C. in Plat Book G, at Pages 190 and 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Augusta Road, said pin being 7 feet North from the joint front corner of Lots 1 and 2 on Plat of Country Club Estates and runs thence through Lot 1, along line of property of Nancy Sitton, N. 65-50 E. 102.5 feet to an iron pin; thence N. 65-58 E. 78.5 feet to an iron pin in the rear line of Lot No. 1, said point being 7 feet North from the joint rear corner of Lots 1 and 2; thence along the line of Lot 4, N. 23-26 W. 42.9 feet to an iron pin; thence N. 65-51 E. 6.1 feet to an iron pin on the West edge of a 10 foot alley; thence along the West edge of said alley, N. 16-38 W. 83.1 feet to an iron pin; thence along the line of property of Sammie McAbee (now or formerly) in a Westerly direction 192.5 feet to an iron pin on the East side of Augusta Road; thence along Augusta Road, S. 19-55 E., 82.8 feet to an iron pin; thence still along Augusta Road S. 24-11 E. 43.7 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Thomas H. Coker ~~and James Coker~~, dated March 23, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 114, at Page 908 on March 24, 1981.

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which has the address of 3021 Augusta Road Greenville,  
(Street) (City)  
S. C. 29601 (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 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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