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S. C.  
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HERSLEY

FIRST FEDERAL  
SAVINGS & LOAN ASSN.  
OF SOUTH CAROLINA

BOOK 1572 PAGE 296

# MORTGAGE

THIS MORTGAGE is made this 28th day of May,  
1982, between the Mortgagor, Lillian M. Edens  
(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 \$4300.00 (Four thousand  
three hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated May 28, 1982, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June  
1, 1986;

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, SC, State of South Carolina:

All that piece, parcel or lot of land in Paris Mountain Township, Greenville County,  
State of South Carolina, on Mount Pleasant Avenue, between the New Buncombe Road and the  
Tindal Road in that subdivision known as Sans Souci Heights, about four miles north of  
the City of Greenville, said lot having the following lines, courses, and distances:

BEGINNING at an iron pin on the northern edge of a 3 foot sidewalk running along Mt.  
Pleasant Avenue, said pin being the joint corner of lots no. 18 and 32; thence along the  
northern edge of said sidewalk, S. 50-50 W., 75 feet, to an iron pin, joint front corner  
of lots 31 and 32; thence along the eastern line of lot 31, N. 35-24 W., 154 feet, to an  
iron pin, joint rear corner of lots 31 and 32; thence along the rear line of lot 27, N.  
62-50 E., 66.4 feet, to an iron pin, joint rear corner of lots 19 and 32; thence along  
the rear lines of lots 18 and 19, S. 39-10 E., 140 feet, to an iron pin, the beginning  
corner.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
TAX  
1572

This being the same property conveyed to the mortgagor by deed of Ben F. Perry and recorded  
in the RMC Office for Greenville County on November 2, 1950 in Deed Book 422 at page 483.

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which has the address of 100 Mt. Pleasant Avenue Greenville,  
(Street) (City)  
South Carolina 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 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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