

FILED
JUL 15 3 03 AM '82
SOUTH CAROLINA
RECORDERS OFFICE
GREENVILLE

MORTGAGE

THIS MORTGAGE is made this 15th day of July, 1982, between the Mortgagor, James Kenyon Lewis and Barbara C. Lewis, (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").

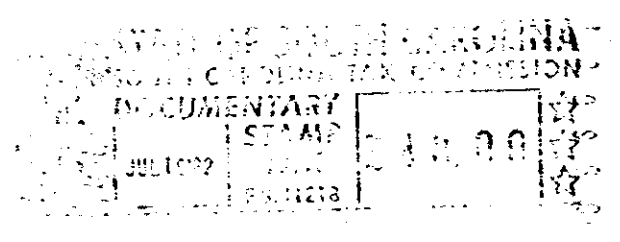
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty Thousand and NO/100 (\$120,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2012.....;

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, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 3 on a plat entitled "Schwiers at Cleveland", prepared by Dalton & Neves Co., Engineers dated April, 1980 and recorded in the RMC Office for Greenville County in Plat Book 7X at page 20, and on a survey entitled "Property of James Kenyon Lewis and Barbara C. Lewis" by Richard D. Wooten, Jr., dated July 12, 1982, and having according to said survey the following metes and bounds, to-wit:

Beginning at a mark in the concrete on the southwestern side of the intersection of Cleveland Street and Crescent Avenue and running along the southern side of Cleveland Street S 62-25 E 104.64 feet to an old iron pin; thence along Lots 5 and 6 S 44-37 W 115.3 feet to an old iron pin; thence along Lot 2 N 43-36 W 100.0 feet to an old iron pin on the southeastern side of Crescent Avenue; thence along the right of way of Crescent Avenue N 44-37 E 81.55 feet to the point of beginning.

Being the same property conveyed to Mortgagor herein by Deed of Cobb Builders, Inc. dated and recorded simultaneously herewith in Deed Book 1170, page 173.



which has the address of 112 Crescent Avenue Greenville, S. C. 29601 (herein "Property Address");
(Street) (City) (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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