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BOOK 1578 PAGE 857  
LONG, BLACK & GASTON

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# MORTGAGE

DONNIE TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 26th day of August,  
1982, between the Mortgagor, DONALD A. FLECK, SR. AND OPAL D. FLECK

-----, (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").

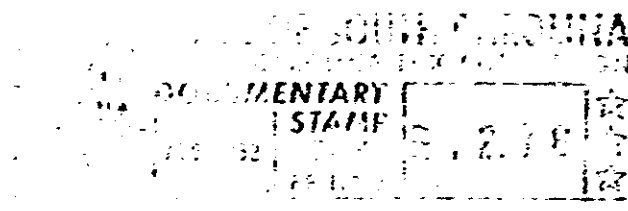
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY ONE THOUSAND NINE HUNDRED AND NO/100----- Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1988.....;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 31, Ferncreek Subdivision, as shown on plat prepared by Dalton & Neves Co., Engineers, dated November, 1973, which plat is of record in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D at Page 28, and having, according to a more recent survey prepared by Freeland and Associates, dated August 25, 1982, entitled Property of Doanald A. Fleck, Sr. and Opal D. Fleck, the following metes and bounds, to wit:

BEGINNING at an iron pin in the cul-de-sac of Huntscrest Court, at the joint front corner of Lots Nos. 31 and 32, and running thence along the common line of said lots, S. 14-26 W. 210.6 feet to an iron pin in the center of a creek; thence running with the creek as the line, the meanderings of which are as follows: N. 57-40 W. 70 feet, N. 40-55 W. 61 feet, N. 61-43 W. 98.7 feet, and N. 57-00 W. 40 feet to an iron pin, joint rear corner of Lots Nos. 30 and 31; thence with the common line of said lots, N. 65-53 E. 257.2 feet to an iron pin on the cul-de-sac of Huntscrest Court; thence with the curve of said cul-de-sac, the chord of which is S. 35-03 E. 65 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Donald L. Williams and Pamela B. Williams, dated and recorded simultaneously herewith.



which has the address of Lot 31, Huntscrest Court Mauldin,  
(Street) (City)

South Carolina 29662 (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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