

GREENVILLE CO. S. C.  
FILED  
FEB 1 10 48 AM '83  
DONNIE W. ANKERSLEY  
R.M.C.

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

BOOK 1593 PAGE 480

## MORTGAGE

THIS MORTGAGE is made this 31st day of January, 1983, between the Mortgagor, Randolph L. Eskew, (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").

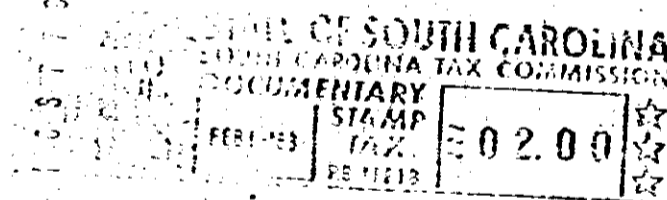
WHEREAS, Borrower is indebted to Lender in the principal sum of \$4962.33 (Four thousand nine hundred sixty-two and 33/100) Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 30, 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, State of South Carolina.

All that certain piece, parcel or tract of land situate, lying and being in Paris Mountain Township, County and State aforesaid, containing .623 acres, more or less, being bounded on the South by lands of the grantee, on the west by lands of Paul L. Fisher and Helen C. Fisher and on the north and east by a county road, and having the courses and distances as shown on a plat thereof, dated April 30, 1953, prepared by C. C. Jones, Engineer.

This is a first mortgage second to none.

This is the same property conveyed to the mortgagor by deed from Ethel B. Wakefield recorded in book 487 at page 359 on 10/20/53.



which has the address of Rt. 9, Wakefield Drive 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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