

FILED
GREENVILLE CO. S. C.
FEB 28 2 42 PM '83

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 28th day of February, 1983, between the Mortgagor, M. William Bashor, Jr., and John F. Palmer, (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 thousand (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 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 February 28, 1984

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 Greenville County, South Carolina, being shown and designated as Lot 1 on a Plat of Greenway Group, a General Partnership, Revised January 24, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-J, at Page 44, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Greenland Drive and running thence with said Drive, N 88-50 E, 53.7 feet to an iron pin; thence N 85-15 E, 102 feet to an iron pin; thence N 79-30 E, 100.7 feet to an iron pin; thence N 81-50 E, 97.50 feet to an iron pin; thence leaving Greenland Drive, S 1-07 E, 79.53 feet to an iron pin; thence N 86-53 W, 349.92 feet to an iron pin; thence N 9-09 W, 19 feet to an iron pin on the southern side of Greenland Drive, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Greenway Group, a General Partnership, recorded February 25, 1983, in Deed Book 1183, at Page 242.

OFFICE OF THE REGISTER OF DEEDS
GREENVILLE, SOUTH CAROLINA
RECEIVED
FEBRUARY 28 1983
400.00

which has the address of Greenland Drive Greenville, SC 29615 (herein "Property Address");

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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