

Security Federal

BOOK 1602 PAGE 937

MORTGAGE

APR 21 8 45 AM '83
DONNIE S. STANNERSLEY
R.M.C.

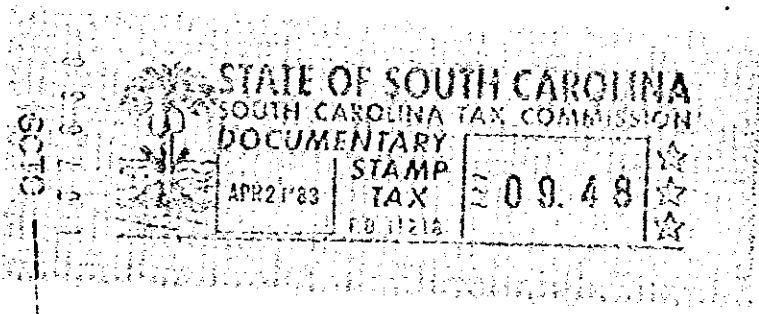
THIS MORTGAGE is made this fifth day of April 1983 between the Mortgagor, KENNETH R. ESTES (herein "Borrower"), and the Mortgagee, Greenville County Redevelopment Authority, whose address is Suite 601, Bankers Trust Plaza, Box PP-54, Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three thousand six hundred twenty-four and 13/100 (\$23,624.13) Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 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 April 1, 2008;

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 piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Woodside Mills Village in the Town of Simpsonville, Greenville County, South Carolina, and being more particularly described as Lot 110 as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, S.C." made by Piedmont Engineering Service, Greenville, S.C., February, 1953, and recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Plat Book GG at Page 5. According to said plat the within-described lot is also known as No. 36 Second Street (now 203 Iselin Street) and fronts thereon 80 feet.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Greenville County Redevelopment Authority recorded in the R.M.C. Office for Greenville County in Deed Book 1186 at Page 750 on April 21, 1983.



which has the address of 203 Iselin Street, Simpsonville, South Carolina 29681 (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 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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