

FILED  
GREENVILLE CO. S.C.

CORRECTED

MORTGAGE NO. 1601-738

APR 12 12 39 PM '83

**MORTGAGE**

South Carolina Federal  
P.O. Box 10797  
Greenville, S.C. 29603

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1603 PAGE 850

THIS MORTGAGE is made this 12th day of April 1983 between the Mortgagor, Philip C. Durham and Patti H. Durham (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

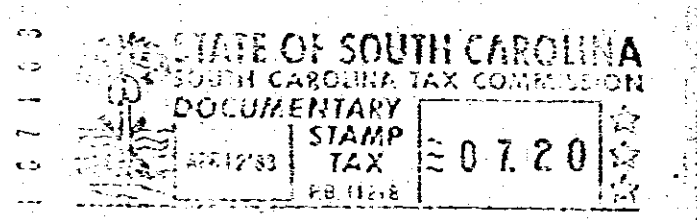
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen thousand (\$18,000.00) and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1998

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 Greer Mill Village, in the City of Greer, County of Greenville, State of South Carolina, known and designated as lot number FIFTY-ONE (51) on a plat of property entitled "Subdivision of Greer Mill Village, Greer, S.C.", made by Dalton and Neves, January, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book "Y", Pages 138 and 139, and, according to said plat, said lot is also known as number 26 Robinson Street and fronts thereon 74 feet. Reference is hereby made to said plat for a more complete description as to metes and bounds.

THIS property is subject to restrictions and easements as shown on said plat and as recorded in Deed Book 444, Page 321, in deed from J.P. Stevens & Co., to Winford H. Frick, et al., on October 24, 1951.

THIS being the identical property conveyed to Mortgagor by deed of A.L. Echols of even date herewith.



which has the address of 505 Connecticut Ave. Greer South Carolina 29651 (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.