

FILED
GREENVILLE CO. S. C. MORTGAGE

MAY 3 3 21 PM '83

DONNIE S. TANNERSLEY
THIS MORTGAGE is made this 29th day of April, 1983, between the Mortgagor, Lee Samuel Pate, III, and Jill Claire Lubbers, (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").

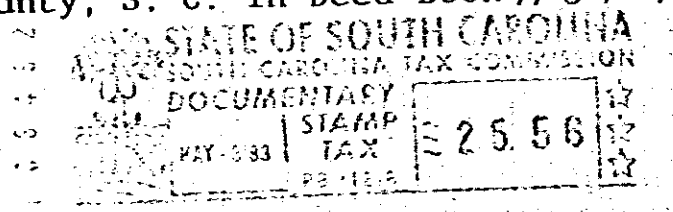
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Three Thousand Nine Hundred and No/100 (\$63,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2013.....;

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, together with all improvements thereon, situate, lying and being on the Southwestern side of Seabury Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 102 on plat of Merrifield Park, Section I, prepared by C. O. Riddle, dated October, 1967, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 000, at Page 177, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Seabury Drive, at the joint front corner of Lots Nos. 102 and 103, and running thence with the Southwestern side of Seabury Drive, S. 71-00 E. 95 feet to an iron pin at the Southwestern intersection of Seabury Drive and street shown and designated as Future Street; thence with said street shown and designated as Future Street, the following courses and distances: S. 26-00 E. 35.4 feet to an iron pin; thence S. 19-00 W. 158.3 feet to an iron pin in the line of property now or formerly of M. W. Jones; thence with the line of property now or formerly of M. W. Jones, and continuing with the line of property now or formerly of M. D. Morgan, N. 69-54 W. 120 feet to an iron pin at the joint rear corner of Lots Nos. 102 and 103; thence with the joint line of said lots, N. 19-00 E. 181.1 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Donald L. Powell and Barbara R. Powell, dated April 29, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1187, at Page 600, on April 29th, 1983.



which has the address of 126 Seabury Drive Greenville,
(Street) (City)
S. C. 29615 (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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