

FILED
GREENVILLE S.C.

BOOK 1606 PAGE 894

MAY 17 2 57 PM '83

MORTGAGE

DONNIE S. WENSLEY
R.H.C.

THIS MORTGAGE is made this 16th day of May, 1983, between the Mortgagor, James D. Tallent and Peggy D. Tallent, (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").

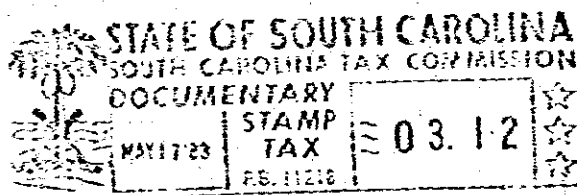
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Seven Hundred Eighty Eight and 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1st 1989.

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 situated, lying and being in Gantt Township, County of Greenville, State of South Carolina, shown on a plat thereof entitled "Cutler Ridge", as Lot No. 38, prepared by C. O. Riddle, Engineer, dated November 25, 1962, and recorded in Plat Book YY, Page 107, and more particularly described as follows:

BEGINNING at a point on Alhambra Blvd. at the joint front corner of Lots Nos. 37 and 38 and running thence with the common line thereof N. 0-36 E., 105 feet to the rear corner of Lot No. 37; thence along the common rear line of Lots Nos. 36 and 38, N. 39-22 E., 128 feet to a point on the line of Lot No. 35; thence with common line of Lots Nos. 38 and 39, S. 0-36 W., 205 feet to a point on Alhambra Blvd.; thence with Alhambra Blvd., N. 89-24 W., 80 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Vicki Lynn Byers dated April 6, 1982 and recorded in the RMC Office for Greenville County on April 7, 1982 in Deed Book 1165 at Page 78.



which has the address of Rt/ 5, Box 190, Piedmont, S.C. 29673,
(Street) (City)
(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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