

FILED
GREENVILLE S.C.
MAY 27 3 09 PM '83
DONNIE R. H. C. SLEY

MORTGAGE

BOOK 1608 PAGE 505

THIS MORTGAGE is made this 27th day of May, 1983, between the Mortgagor, Leland J. Mayfield and Pamela S. Mayfield, (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").

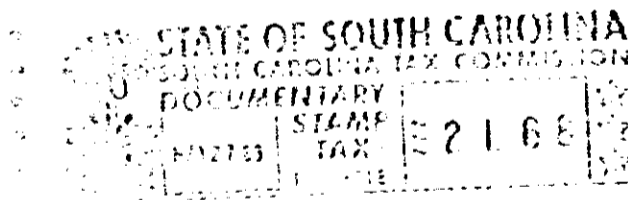
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand One Hundred Fifty and No/100 (\$54,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot 32 on a plat of Cedar Terrace Subdivision recorded in the RMC Office for Greenville County in Plat Book BBB at Page 137, and having, according to a more recent plat entitled "Property of Leland J. Mayfield and Pamela S. Mayfield" dated May 23, 1983, prepared by Carolina Surveying Company, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Pinehurst Drive at the joint front corner with Lots 32 and 33 and running thence along the joint line with Lot 33 S. 30-33 W. 110.8 feet to an iron pin; thence running N. 36-17 W. 92.69 feet to an iron pin; thence running N. 25-42-20 E. 174.95 feet to an iron pin on the southerly side of Pinehurst Drive; thence running along the southerly side of Pinehurst Drive S. 59-27 E. 100.0 feet to an iron pin, being the point of Beginning.

This is the same property conveyed to the Mortgagors herein by deed of Joe Billy Mace and Winona S. Mace dated May 27, 1983 and to be recorded herewith.



which has the address of 319 Pinehurst Drive, Mauldin, (City) S.C. 29662 (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 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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