

FILED
GREENVILLE
JUN 13 9 13 AM '83
JOHN R. M.C. ELEY

MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1983, between the Mortgagor, S. J. Price, III and Ann H. Price, (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").

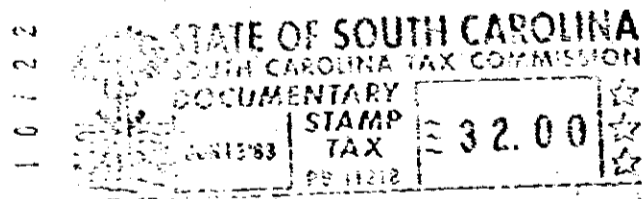
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 in the State of South Carolina, County of Greenville being known and designated as Lot No. 119 on a plat of HOLLY TREE PLANTATION, PHASE 2, SECTION 3B prepared by Piedmont Surveyors dated April 20, 1978, recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 41 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern edge of Holly Park Drive at the joint front corner of lots 119 and 120 and running thence along the edge of Holly Park Drive, S. 45-00 E., 17.0 feet to an iron pin; thence continuing with Holly Park Drive, S. 52-03 E., 108.0 feet to an iron pin at the intersection of Holly Park Drive and Holly Park Lane; thence with said intersection, S. 7-18 E., 35.50 feet to an iron pin on Holly Park Lane; thence with the edge of Holly Park Lane, S. 37-27 W., 100.46 feet to an iron pin at the joint corner of lots 118 and 119; thence with the joint line of lots 118 and 119, N. 78-56 W., 207.05 feet to an iron pin at the joint rear corner of lots 119 and 120; thence with the joint line of said lots, N. 46-36 E., 223.7 feet to an iron pin being the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Robert E. Triplett and Daphne P. Triplett to be recorded herewith.



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which has the address of 212 Holly Park Lane Simpsonville,
(Street) (City)
S. C. 29681 (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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