

FILED  
GREENVILLE  
JUN 13 1983  
DONNIE SLEY  
R.M.C.

BOOK 1811 PAGE 59

# MORTGAGE

THIS MORTGAGE is made this 10th day of June, 1983, between the Mortgagor, Ralph E. Fickenworth and Burma J. Fickenworth, (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").

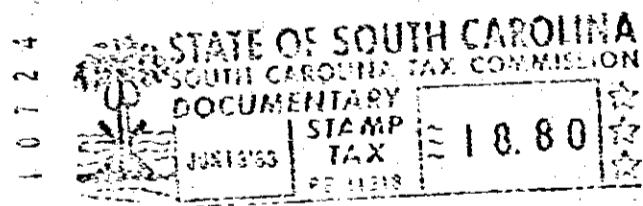
WHEREAS, Borrower is indebted to Lender in the principal sum of <sup>28,000</sup> Forty-seven thousand and 00/100 (\$47,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 piece, parcel or tract of land, lying, being and situate in City of Simpsonville, Greenville County, South Carolina, shown and designation as Lot 170 on plat of Brentwood, Section IV as recorded in Plat Book 5-D, page 43 and as further described on a plat entitled "Ralph E. Fickenworth and Burma H. Fickenworth" dated May 27, 1983, prepared by J. L. Montgomery, RLS and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin placed on Brentwood Way and running thence along Brentwood Way N. 71-00 E. 125.35 feet to an iron pin placed; thence turning and running along the line of Lot 82, S. 19-55 E. 127.2 feet to an iron pin found; thence running along the line of Lot 171, S. 69-59 W. 146.71 feet to an iron pin found along Ment Drive; thence running along Ment Drive N. 21-27 W. 105.0 feet to an iron pin placed; thence N. 24-47 E. 34.6 feet along Ment Drive and Brentwood Way to an iron pin placed, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of James N. Curcio and Rita M. Curcio dated June 10, 1983, to be recorded herewith.



which has the address of 607 Brentwood Way, Simpsonville, \_\_\_\_\_, (City)  
SC 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 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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