

Mortgagee's Mailing Address: 301 College Street, Greenville, S.C. 29601

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GREENVILLE CO S.C.

# MORTGAGE

JUL 25 3 17 PM '83

DONNIE S. TANNERSLEY

THIS MORTGAGE is made this 15th day of July, 1983, between the Mortgagor, Michael C. Yost and Ellis R. Yost

, (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").

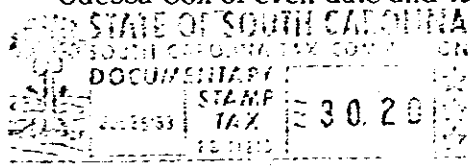
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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, City of Greenville, being shown and designated as Lot 29 on a Plat of Northgate, recorded in the RMC Office for Greenville County in Plat Book B at Page 181, and having, according to a more recent plat entitled "Property of Michael C. Yost and Ellis R. Yost" dated July 13, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-V at Page 75, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of East Avondale Drive at the joint front corner with Lot 2 and running thence along the joint line of said Lot 2 N. 74-05 W. 197.5 feet to an iron pin; thence running N. 15-45 E. 83.7 feet to an iron pin at the joint corner with Lot 15; thence running along the joint line of Lot 15 S. 74-14 E. 189.7 feet to an iron pin on the western side of East Avendale Drive at the joint front corner with Lot 15; thence running along the western side of East Avondale Drive S. 10-25 W. 84.6 feet to an iron pin at the joint front corner with Lot 2, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Hazel Odessa Cox of even date and to be recorded herewith.



which has the address of 233 E. Avondale Dr Greenville

S.C. 29609 (herein "Property Address");

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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