

FILED
GREENVILLE
SEP 14 4 39 PM '83
COUNTY

BOOK 1625 PAGE 619

MORTGAGE

(#6512)
THIS MORTGAGE is made this 14th day of September,
19 83, between the Mortgagor, ROBERT Y. WILLIS and PHOEBE L. WILLIS
, (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 Eight Thousand
and No/100 (\$58,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated September 14, 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 October
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 unit, situate, lying and being in the State of South
Carolina, County of Greenville, being known and designated as Unit No. B, Building No.
Twenty-Nine (29) of Sugar Creek Villas Horizontal Property Regime as is more fully
described in Declaration (Master Deed) dated September 15, 1980, and recorded in the
RMC Office for Greenville County, South Carolina, on September 15, 1980, in Deed Book
1133 at Pages 365 through 436, inclusive, and survey and plot plan recorded in the
RMC Office for Greenville County in Plat Book 7-X at Page 40, as amended by First
Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime
dated February 25, 1981, and recorded in the RMC Office for Greenville County on February
26, 1981, in Deed Book 1143, at Pages 305 through 319, inclusive, as amended by Second
Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime
dated August 27, 1981, and recorded in the RMC Office for Greenville County on August
28, 1981, in Deed Book 1154, at Pages 210 through 219, inclusive, as amended by Third
Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime
recorded in the RMC Office for Greenville County on May 28, 1982, in Deed Book 1167, at
Pages 654 through 660, inclusive, as amended by Fourth Amendment to Declaration (Master
Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the RMC Office for
Greenville County on June 11, 1982, in Deed Book 1168, at Pages 451 and 452, and as
amended by Fifth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal
Property Regime recorded in the RMC Office for Greenville County on May 6, 1983, in Deed
Book 1187, at Pages 780 through 792, inclusive.

This conveyance is made subject to all restrictions and easements as set out in the
Declaration (Master Deed), Exhibits and Appendicies attached thereto, recorded plats or
as may appear on the premises, being the same property conveyed to the Mortgagors herein
by deed of Cothran & Darby Builders, Inc. of even date herewith to be recorded.

which has the address of 29-B Sugar Creek Villas, Tanager Circle, Greer
(Street) (City)
South Carolina 29651 (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.

06190

4328 RV 21