

SEP 27 11 37 AM '83

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MORTGAGE

THIS MORTGAGE is made this 21st day of September, 1983, between the Mortgagor, Anthony G. Monroe and Cynthia F. Monroe, (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").

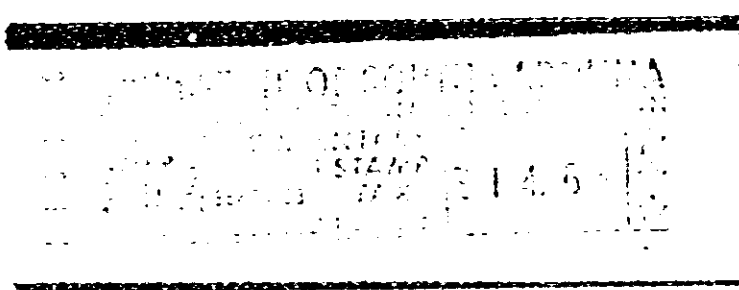
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Five Hundred Fifty Six and 37/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 30, 2003.

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 of that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Woodville Road, lying approximately 980 feet, more or less west of U.S. Highway 25, and having, according to a plat entitled "Survey for Anthony G. Monroe and Cynthia F. Monroe", prepared by Freeland and Associates, dated August 22, 1983, and recorded in the R.M.C Office for Greenville County in Plat 92 at Page 18, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Woodville Road at a joint corner with the property of Thomas D. Williams and running thence along said line of Williams S. 10-14 E. 486.50 feet thence running along a joint line with property of John Nance N. 88-09 W. 171.19 feet to an iron pin; thence running along a joint line with the property of Mildred L. Davis N. 10-21 W. 501.45 feet to an iron pin in the center of Woodville Road; thence running along the center of Woodville Road S. 83-27 E. 175.94 feet to an iron pin, being the point of beginning; said tract containing 1.90 acres, more or less.

This is the same property conveyed to the Mortgagors herein by deed of Mildred B. Williams of even date and to be recorded herewith.



which has the address of Rt. 3, Woodville Road Peizer,
(Street) (City)
SC 29669 (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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