

FILED
GREENVILLE S.C.

SEP 30 3 48 PM '83

DONNIE R. WATSON
R.M.C. WATSON

1528 515

MORTGAGE

THIS MORTGAGE is made this 30th day of September, 1983, between the Mortgagor, PAMELA R. CAUTHEN, (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 Twenty-eight Thousand (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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, 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 that certain piece, parcel or lot of land, situate, lying and being on the northeastern side of Suffolk Drive, Paris Mountain Township, Greenville County, South Carolina, being shown and designated as Property of Michael K. Cauthen and Pamela R. Cauthen on a Plat prepared by Jones Engineering Service, dated March 2, 1983, recorded in the RMC office for Greenville County in Plat Book 9-0, Page 6, and having, according to said Plat, the following metes and bounds:

BEGINNING at an old iron pin on the northeastern side of Suffolk Drive and running thence N 27-39 E, 106.7 feet to an iron pin; thence S 61-05 E, 112.5 feet to a new iron pin; thence with the line of Rhodes Property, S 27-39 W, 106.7 feet to a new iron pin on the northeastern side of Suffolk Drive; thence with said Drive, N 60-52 W, 112.5 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Inez B. Rhodes, dated and recorded March 9, 1983, in Deed Book 1184, Page 57.

which has the address of Route 3, Suffolk Drive Greenville,
(Street) (City)
SC 29611 (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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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