

FILED  
GREENVILLE  
OCT 13 4 12 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

NO 1830 188

## MORTGAGE

THIS MORTGAGE is made this 10th day of October, 1983, between the Mortgagor, William R. Cain and Tamie A. Cain, (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-seven Thousand Four Hundred and Fifty 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 November 1, 1998.....;

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, known and designated as Lot No 63, Section A, according to a map of Gower Estates Subdivision as shown on a plat thereof being recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 146 and 147.

BEGINNING at an iron pin on the southern side of Don Drive at the joint front corner of lots No 63 and 64 and running thence with the line of said lots S. 0-43 W. 180 feet to an iron pin; thence S. 76-41 E. 66 feet to an iron pin, the joint rear corner of Lots no 62 and 63; thence with the joint line of said lots N. 17-17 E. 178.8 feet to an iron pin on the southern side of Don Drive; thence with said Drive N. 74-26 W. 78.1 feet to an iron pin; thence continuing with said Drive N. 85-09 W. 40 feet to the point of beginning.

This is the same property conveyed to the Grantors of this mortgage by the Deed of Patricia C. Walker, formerly Patricia C. Cottingham, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1198 at Page 174, recorded on October 10, 1983.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
ON OCTOBER 13 1983  
STAMP \$ 1.00

which has the address of 610 Don Drive Greenville  
(Street) (City)  
South Carolina, 29607  
(State and Zip Code) (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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