

FILED
Mortgage's Mailing Address: 301 College Street
Greenville, S.C.

1530 626

OCT 13 10 56 AM '83

DONNIE C. CASLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of October,
19 83, between the Mortgagor, Raymond H. Loper

, (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 Eighty Thousand and
No/100 (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated October, 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 November
1, 2008.....;

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, with improvements thereon, situated, lying and being in the State of South Carolina, County of Greenville, at the southwestern corner of the intersection of Rutherford Road and Summit Drive as appears on a plat entitled "Estate of Nettie S. Stone", prepared by Dalton and Neves, dated January 1956, revised October 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book NN at Page 199, and having, according to a more recent plat, entitled "Property of Raymond H. Loper", dated October 3, 1983, and recorded in the R.M.C. Office for Greenville County in Plat Book 6-Cat Page 13, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rutherford Road at the intersection with Summit Drive and running thence through the intersection of Rutherford Road and Summit Drive S. 68-05 E. 23 feet to an iron pin on the western side of Summit Drive; thence running along the western side of Summit Drive S. 4-32 E. 24.8 feet to an iron pin; S. 0-51 W. 77.6 to an iron pin; S. 6-19 W. 108.7 feet to an iron pin; S. 17-25 W. 106.5 feet to an iron pin; S. 28-04 W. 34.2 feet to an iron pin at a joint corner with property of Northgate Baptist Church; thence continuing along the joint line with property of Northgate Baptist Church N. 86-31 W. 177.0 feet to an iron pin; thence running along a joint line with property of Annie Lou Barbrey N. 16-28 W. 264.2 feet to an iron pin on the southern side of Rutherford Road; thence running along the southern side of Rutherford Road N. 73-21 E. 302.1 feet to an iron pin at the intersection with Summit Drive, being the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of South Carolina National Bank of Charleston, as Administrator d.b.n.c.t.a. of the Estate of Nettie S. Stone dated November 18, 1957 and recorded in the R.M.C. Office for Greenville County on November 22, 1957 in Deed Book 588 at Page 163, and by deed of Eugene E. Stone, III., Thomas W. Miller, Ward S. Stone, Eugene E. Stone, Jr. and Eugene E. Stone, Executor of the Estate of T. C. Stone, deceased dated November 13, 1957 and recorded in the R.M.C. Office for Greenville County on November 22, 1957 in Deed Book 588 at Page 177.

which has the address of 938 Rutherford Road Greenville,
S.C. 29609 (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 — 15-11-83-675-ENMA/EH/MC UNIFORM INSTRUMENTS — 1983-11-13-044

5.00CI
1.00CI

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