

Security Federal

MORTGAGE

OCT 14 4 05 PM '83

DONNIE S. SLEY
R.M.C.

BOOK 1630 PAGE 913

THIS MORTGAGE is made this 14th day of OCTOBER, 1983, between the Mortgagor, ALVIN W. GREEN, JR. and PATTY W. GREEN (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND, FIVE HUNDRED AND NO/100 (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 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 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 Austin Township, Greenville County, State of South Carolina, on the Northwest side of the Jonesville Road, Northeast of the Town of Simpsonville, adjoining lands of the Estate of W. M. Baldwin and other lands of D. T. Greene, Sr., and being the Eastern portion of a tract of land as surveyed by C. O. Riddle, Surveyor, for S. H. Sloan, on September 15, 1954, and being more fully described as follows:

BEGINNING at a point in the center of the Jonesville Road, joint corner with lands of the Estate of W. M. Baldwin and running thence with Baldwin line, N. 63-45 W., 381 feet to an iron pin; thence still along Baldwin line, S. 80-10 W., approximately 155 feet to an iron pin; thence by a new line, S. 63-45 E., approximately 481 feet to a point in the center of the Jonesville Road; thence along center of said Road, N. 41-12 E., 100 feet to the BEGINNING CORNER.

This is the identical property conveyed to the Mortgagors herein by Deed of even date herewith from Mildred Greene to be recorded in the RMC Office for Greenville County, S. C. in Deed Volume 1198, at Page 556, on October 14, 1983.

which has the address of ROUTE 5, JONESVILLE ROAD, SIMPSONVILLE, SOUTH CAROLINA, 29681 (herein "Property Address");
(Street) (City)
(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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