

FILED
GREENVILLE CO. S. C.
OCT 28 2 14 PM '83
DONALD W. BERSLEY
R.M.C.

BOOK 1832 PAGE 926

MORTGAGE

THIS MORTGAGE is made this 28th day of October, 1983, between the Mortgagor, Thoyce E. Everette, Jr. and Barbara G. Everette, (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 Five Hundred Fifty and No/100---- Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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, 2013;
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ONE

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 and lot of land in Greenville County, South Carolina, known and designated as Lot 5 of Block D as shown by a plat entitled "Mayfair Estates"; said plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book "S" at Pages 72 and 73; and further being shown on a more recent plat entitled "Property of Thoyce E. Everette, Jr. and Barbara G. Everette" prepared by Carolina Surveying Company on October 25, 1983, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-D, at Page 53 and having according to said more recent survey, the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint corner of Lot Nos. 1 and 5 on the western side of Mayfair Drive and running thence S72-47E 196.0 feet to an iron pin; thence S29-49E 47.6 feet to an iron pin; thence N73-51E 184.7 feet to an iron pin at the joint corner of Lots 5 and 6 on the right-of-way of Mayfair Drive; thence N16-09E 49.9 feet to the point of beginning.

This being the same property conveyed to mortgagors by deed of Richard A. Luben executed and recorded of even date herewith.

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
COMMUNITY TAX STAMP
OCT 28 1983
FILED

ATTACHED AND INCORPORATED HEREIN BY REFERENCE IS MORTGAGORS "ADJUSTABLE RATE RIDER" DATED OCTOBER 28, 1983, AND MADE A PART HEREOF.

which has the address of 4 Mayfair Drive, Taylors (Street) (City),
South Carolina 29687 (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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