

FILED  
GREENVILLE S.C.  
NOV 11 10 1983  
SOUTH CAROLINA  
R.M.C.

VOL 1637 PAGE 846

# MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1983, between the Mortgagor, Randy L. Satterfield and Patricia A. Satterfield, (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 Fifty-nine Thousand and no/100's (\$59,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 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 December 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 tract of land in Greenville County, State of South Carolina, near Simpsonville being located on the northeasterly side of McKinney Road and having, according to plat of survey for A. D. Fleming Estate prepared by C. O. Riddle, RLS, dated January 18, 1983, recorded in Plat Book 9-S at Page 39, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of McKinney Road which spike is located S. 34-48 W. 31.81 feet from an old iron pin on the northeasterly side of McKinney Road and running thence with the line of property now or formerly of Samuel J. and Linda M. Poole, N. 34-48 E. 827.53 feet to an old iron pin; thence continuing with Poole line S. 38-49 E. 275.37 feet to an old iron pin; thence with the line of property with Grantors herein S. 30-11 W. 291.91 feet to an old iron pin; thence continuing with line of property of Grantors herein S. 56-21 W. 546 feet to a spike in McKinney Road, passing over an iron pin 29.5 back on line; thence with the center of McKinney Road N. 25-56 W. 100 feet to the beginning corner, containing, according to said plat, 4.21 acres more or less.

This being the same property conveyed to the Mortgagors by Roy Fleming, et al, on April 29, 1983, and recorded on May 5, 1983, in the RMC Office for Greenville County in Deed Book 1187 at Page 761.

which has the address of Lot 31, McKinney Road, Simpsonville, SC 29681,  
(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 seized 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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