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DEPARTMENT OF REVENUE  
R.M.C. TOLLEY

**MORTGAGE**

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THIS MORTGAGE is made this 12th day of December, 19 83, between the Mortgagor, James Robert Laney and Christine K. Laney, (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 THIRTY-SEVEN THOUSAND, NINE HUNDRED, FIFTY AND NO/100 (\$37,950.00)-- Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 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 February 1, 2014;

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 the buildings and improvements thereon, situate on the east side of Sellwood Circle, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 51 on plat of Section 1 of Westwood Subdivision, recorded in the RMC Office for Greenville County in Plat Book 4F, Page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Sellwood Circle at the joint front corner of Lots 50 and 51 and runs thence along the line of Lot 50 due east 225 feet to an iron pin; thence N 0-06 E 60 feet to an iron pin; thence along the line of Lot 52 due west 85 feet to an iron pin; thence still along the line of Lot 52, N 42-43 W 134.8 feet to an iron pin on Sellwood Circle; thence along Sellwood Circle S 53-24 W 22.4 feet to an iron pin; thence S 41-15 W 37.8 feet to an iron pin; thence S 17-14 W 50 feet to an iron pin; thence still along Sellwood Circle S 3-22 E 69.8 feet to the beginning corner.

Being the same property conveyed to Mortgagor by deed of instant date of William Alvin Phillips and Florine G. Phillips, recorded in the RMC Office for Greenville County in Deed Book 1202 at Page 337.

which has the address of 105 Sellwood Circle Simpsonville, South Carolina 29681,  
(Street) (City)  
(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 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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