

GRAND FILED
S.C.
DEC 15 2 31 PM '83
H.M.C. HENSLEY

MORTGAGE

THIS MORTGAGE is made this 14th day of December, 1983, between the Mortgagor, RICHARD L. STEVENSON and CAROLYN G. STEVENSON, (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 Thousand and no/100---(\$50,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated December 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 January 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 piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina being known and designated as Lot No. 69 of Wellington Green Subdivision as shown on a plat dated April 1963 prepared by Piedmont Engineers and Surveyors recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY at Page 117 and being further shown on a plat dated December 8, 1983 prepared by Arbor Engineering, Inc. and recorded in Plat Book 10F at Page 22 and having according to said plat the following metes and bounds, to-wit: BEGINNING at a point on the eastern side of the right of way of Kenilworth Drive approximately 96' north of the intersection of Kenilworth Drive and Kenilworth Court at the joint front corner of Lot No. 68 and Lot No. 69 and running S. 79-59 W. 174.99 feet to an iron pin at the joint rear corner of Lot No. 68 and Lot No. 69; thence turning and running along the rear lot line of Lot 69 N. 10-01 W. 100.07 feet to the joint rear corner of Lot No. 69 and Lot No. 70; thence turning and running with the said joint property line of Lot No. 69 and Lot No. 70 S. 80-00 W. 174.92 feet to an iron pin at the joint front corner of Lot No. 69 and Lot No. 70 on the eastern side of the right of way of Kenilworth Drive; thence turning and running with said right of way of Kenilworth Drive S. 9-59 E. 100.12 feet to the joint front corner of Lot No. 69 and Lot No. 68, the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of T. W. Barnhill dated December 14, 1983 and recorded in the RMC Office for Greenville County, South Carolina contemporaneously herewith.

which has the address of 4 Kenilworth Drive, Greenville (City) South Carolina 29615 (State and Zip Code) (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.

600
1A01