

FILED
GREENVILLE CO. S. C.

MORTGAGE

JUNIOR R.M.C. ASLEY

THIS MORTGAGE is made this 16th day of December, 1983, between the Mortgagor, Don R. Meador and Virginia H. Meador, (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").

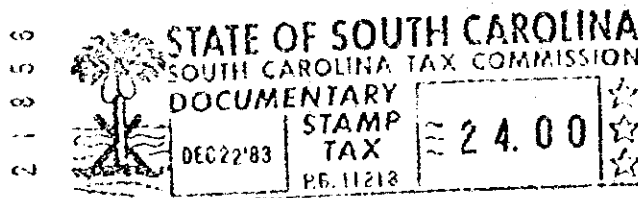
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated December 16, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not 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 lot of land located in the State of South Carolina, County of Greenville about one mile west of Gowansville, off a country road called Lee Road, said Lee Road running from S.C. Highway 11, containing 19.58 acres, more or less according to plat prepared by Carolina Surveying Co. dated December 22, 1983 entitled "Property of Don R. Meador & Virginia H. Meador" recorded in the R.M.C. Office for Greenville County in Plat Book 1071 at Page 69 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an old iron pin in a dirt road that leads from Lee Road and running thence N. 31-40 W., 400.1 feet to an old iron pin; thence N. 42-13 W., 149.8 feet to an old iron pin; thence N. 62-47 E., 798.3 feet to an old iron pin; thence N. 1-16 E., 281.3 feet to an old iron pin on the line of H. D. Lee, Sr.; thence with Lee line N. 89-35 E., 490.7 feet to an old iron pin; thence S. 36-02 E., 271.2 feet to an old iron pin; thence S. 45-57 W., 660.3 feet to an old stone; thence S. 45-13 E., 266.6 feet to an old iron pin; thence S. 34-10 W., 447.7 feet to an old iron pin; thence N. 75-20 W., 537.1 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of G. Harold Smith dated April 11, 1973 and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 977 at Page 608 on June 26, 1973.



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which has the address of Route 2, Box 389 Landrum, South Carolina 29356 (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 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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