

FILED  
GREENVILLE CO. S.C.  
FEB 21 9 42 AM '84  
DONNIE S. TANKERSLEY

MORTGAGE

01-326595-8

THIS MORTGAGE is made this 20th day of February, 1984, between the Mortgagor, L. Carrell Atkins and Sherrill R. Atkins, (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 Eighteen Thousand Two Hundred Sixty One & 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1984, (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 1994.....;

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 all buildings and improvements, situate, lying and being on the western side of Donnybrook Avenue, in Greenville County, South Carolina, being shown and designated as Lot No. 93 on a plat of the Colonia Company, dated September, 1925, prepared by Dalton & Neves Engineers, recorded in the RMC Office for Greenville County, S. C. in Plat Book G, page 112, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Donnybrook Avenue, at the joint front corner of Lots Nos. 93 and 94, which point is 305 feet south from the southwest corner of the intersection of Buncombe Road and Donnybrook Avenue, and running thence with the western side of Donnybrook Avenue, S. 33-50 W. 60 feet to an iron pin at the joint corner of Lots Nos. 92 and 93; thence along the joint line of said Lots Nos. 92 and 93, N. 58-05 W. 200 feet to an iron pin at the rear corner of said lots; thence along the rear line of Lot No. 93a, N. 33-50 E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 93 and 94; thence along the joint line of said lots, S. 58-05 E. 200 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Madge S. Garrett, dated February 20, 1984 to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY TAX STAMP  
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which has the address of 8 Donnybrook Avenue, Greenville, S. C. 29609  
(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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