

GRILEY FILED  
 SEP 24 1 03 PM '84  
 DONOR

## MORTGAGE

THIS MORTGAGE is made this 20th day of September, 1984, between the Mortgagor, DONALD G. LEE and ESTHER GREEN LEE, (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").

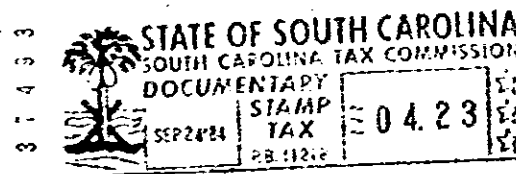
WHEREAS, Borrower is indebted to Lender in the principal sum of \$14,083.23 (FOURTEEN THOUSAND EIGHTY-THREE AND 23/100) Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 30, 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 those lots of land situate on the east side of Washington Avenue, near the City of Greenville, in Greenville County, State of South Carolina, being shown as Lots Nos. 29 and 30 on plat of Property of Nona Harris Squires made by Piedmont Engineering Service, February 9, 1948, and recorded in the RMC Office for Greenville County in Plat Book S at Page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Washington Avenue at the joint front corner of Lots 28 and 29 and running thence along the line of Lot 28, N. 71-00 E. 200 feet to an iron pin; thence S. 22-10 E. 134 feet to an iron pin; thence with the line of Lot 31, S. 71-00 W. 200 feet to an iron pin on the east side of Washington Avenue; thence with the east side of Washington Avenue N. 22-10 W. 134 feet to an iron pin, the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Vernon E. Green and Mary A. Green recorded July 22, 1974, in the RMC Office for Greenville County, S.C., in Deed Book 1003 at Page 347.



which has the address of 105 S. Washington Avenue, Greenville,  
(Street) (City)

South Carolina 29611 (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 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.