

FILED
GREENVILLE S.C.
APR 20 10 51 AM '83
DONNIE S. WHEATLEY
R.M.C.

BOOK 1502 PAGE 737

MORTGAGE

THIS MORTGAGE is made this 19th day of April,
1983, between the Mortgagor, Ricky L. Andrews and Cathy H. Andrews

, (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").

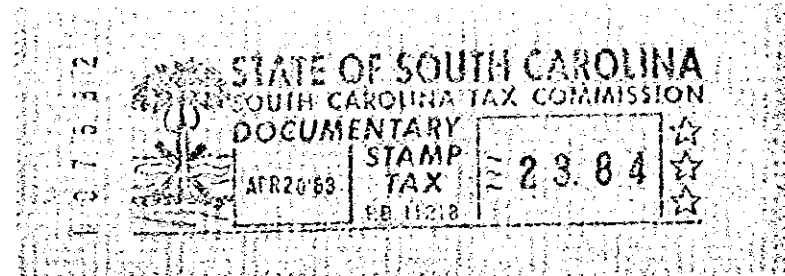
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-nine Thousand Six Hundred and NO/100---(\$59,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 19, 1983.....;

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 2.02 acres, more or less, as shown on plat entitled "Property of Ricky L. and Cathy H. Andrews", recorded in the R.M.C. Office for Greenville County in Plat Book 9-0 at Page 65 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of S.C. Highway No. 253, joint front corner with property now or formerly owned by Hawkins, and running thence with the centerline of said highway S. 14-24 W., 100 feet to a nail and bottle cap; thence S. 16-12 W., 100 feet to a nail and bottle cap; thence turning and running N. 75-49 W., 430.6 feet to an iron pin; thence N. 9-40 E., 196 feet to an iron pin; thence S. 76-24 E., 450 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by Deed of Patrick H. Brockman, Trustee under Trust Agreement dated July 3, 1980, said deed recorded in the R.M.C. Office for Greenville County in Deed Book 1185 at Page 119 on March 20, 1983.



which has the address of Rt. 2, Highway 253, Taylors, S.C. 29687
(Street) (City)
(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.