

FILED  
GREENVILLE CO. S. C.

APR 27 3 14 PM '83

MORTGAGE

DONNIE S. HARRISLEY  
R.M.C.

THIS MORTGAGE is made this 26th day of April, 1983, between the Mortgagor, G. Michael Smith and Linda B. Smith, (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").

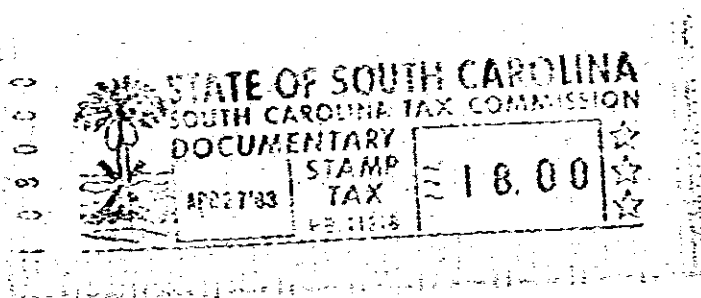
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2013;

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 the State of South Carolina, County of Greenville on the southwestern side of S. C. Hwy. No. 296 containing two acres more or less as shown on plat entitled "G. Michael Smith and Linda B. Smith" dated April 25, 1983 by J. L. Montgomery, III RLS and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of S. C. Highway 296 which point lies approximately .06 miles northwest of Roberts Road and running thence with the southwestern side of S. C. Hwy. 296 N. 47-48 E. 140 feet to an iron pin; thence along the line of property now or formerly owned by Georgia G. Smith S. 57-48 E. 471.9 feet to an iron pin; thence S. 5-04 W. 120.0 feet to an iron pin; thence N. 76-06 W. 320.44 feet to an iron pin; thence N. 42-12 W. 270 feet to an iron pin on the southwestern side of S. C. Highway 296, the point of BEGINNING.

Said property is a portion of the same conveyed to G. Michael Smith and Linda B. Smith by deed dated August 25, 1980 being recorded in the RMC Office for Greenville County in Deed Book 1131 at Page 891.



which has the address of Rt. 1, Five Forks Road Simpsonville, South Carolina 29681 (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.

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