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GREENVILLE, S. C. 29601

BOOK 1609 PAGE 440

FILED
JUN 1 1983
2 31 PM '83
DONNIE S. LINDLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st day of May, 1983, between the Mortgagor, JIMMY M. ADAMS and VIRGINIA M. ADAMS, (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 THIRTY THREE THOUSAND AND NO/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 June 1, 2003.

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 together with improvements thereon, situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina, containing 1.60 acres according to a plat of property entitled "W. Lindley", prepared by W. J. Riddle, Surveyor, on October, 1947, and more recently surveyed by W. R. Williams, Jr. on April 22, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9 B, Page 4 S, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Standing Springs Road, 428 feet from the intersection with W. Georgia Road, at the joint front corner with property now or formerly belonging to Garrett and running thence with the common line with said Garrett property S. 71-19 West 405.7 feet to an iron pin; thence turning and running along the rear line North 20-45 West 130.9 feet to an iron pin at the joint corner with property now or formerly belonging to Knight and running thence with the common line with said Knight property North 61-30 East, 401.4 feet to an iron pin on Standing Springs Road; thence turning and running along Standing Springs Road South 22-59 East 199.8 feet to an iron pin, the point of beginning.

THIS is the identical parcel of property conveyed by the Grantor herein to Ellen T. Brashier in Deed Book 1162 at Page 523, Greenville County RMC Office. The conveyance by the Grantor herein to Ellen T. Brashier was for her natural life with reversion to the Grantor. The said Ellen T. Brashier died on March 8, 1983.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN-1-83
\$ 13.20
EG 11216

which has the address of Standing Springs Road
Route 3, Box 471, / Simpsonville
(Street) (City)
South Carolina 29681 (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.

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