

FILED
GREENVILLE CO. S. C.

BOOK 1618 PAGE 777

AUG 1 1 39 PM '83 MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 29th day of July,
19 83, between the Mortgagor, Thomas H. Ledbetter,
(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 \$29,600.00
Dollars, which indebtedness is evidenced by Borrower's
note dated July 29, 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 August 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 in the City of Greenville, County of
Greenville in the State of South Carolina on Winthrop Avenue, known and designated
as Lot 124 on a plat of College Heights recorded in the RMC Office for Greenville
County in Plat Book "P" at Page 75.

This being the same property conveyed by the Deed of Mary B. and W. H. Sutherland
said Deed being recorded in the RMC Office for Greenville County in Deed Book 968 at
Page 175 (Also see Deed Book 950 at Page 581), this being recorded on February 23, 1972.

This being the same property conveyed to the grantors of this Mortgage by the
Deed of the Trustees of the Trust for Patrick Condon Jr. Said Deed is recorded in the
RMC Office for Greenville County in Deed Book 1193 at Page 483. Said Deed was
recorded on Aug 1, 1983

STATE OF SOUTH CAROLINA
RECORDS & CLERK
GREENVILLE COUNTY
DOCUMENTARY
STAMP
AUG 1 1983

which has the address of 105 Winthrop Avenue Greenville
South Carolina 29607 (herein "Property Address");
(City) (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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