

GREENVILLE, S.C.

NOV 14 1983

DONNIE W. HINKLEY
R.M.C.

301 College Street
Greenville, S.C. 29601

MORTGAGE

1637 82

THIS MORTGAGE is made this 22nd day of November, 1983, between the Mortgagor, Lucy W. Strausbaugh

(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 Twenty-Nine Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 22, 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 December 1, 1998

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 in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 43, on plat of Ables and Rasor, recorded in Plat Book E, at page 153, in the RMC Office for Greenville County and having, according to a more recent survey for Lucy W. Strausbaugh, made by M. R. Williams, Jr., the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Club Drive, at the joint front corner of Lots 43 and 42 and running thence along Lot 42, N. 19-18 W. 169.7 feet to an iron pin; thence N. 64-29 E. 76.5 feet to an iron pin, at the joint rear corner of Lots 43 and 44; thence running along the line of Lot 44, S. 20-08 E. 170.5 feet to an iron pin on Club Drive; thence with the edge of Club Drive, S. 65-30 W. 78.9 feet to an iron pin at the point of beginning.

This is the same property conveyed unto Lucy W. Strausbaugh by deed of Isabelle M. Robinson, recorded in Deed Book 1082, at page 472, on July 5, 1978.

RECORDED IN DEED BOOK 1082 PAGE 472
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which has the address of 29 Club Drive, Greenville
South Carolina 29605 (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 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.

SOUTH CAROLINA —

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