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WARRERSLEY  
S.M.C.

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# MORTGAGE

THIS MORTGAGE is made this 15th day of March 19. 82, between the Mortgagor, Michael J. and Deborah L. Ellison (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

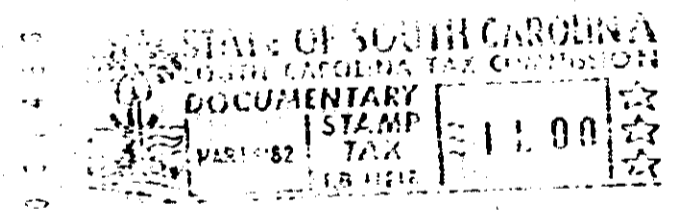
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Five Hundred and no/100ths (\$27,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 15 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2002  
*M J E DE*

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 near Groves Township, County of Greenville, State of South Carolina, near the Town of Piedmont, South Carolina, on the West side of road from Piedmont to Greenville; bounded on the East by said road, on the North by lands now or formerly of F.D. Suber, on the South by lands now or formerly of Will Nesbitt, on the West by lands now or formerly of Piedmont Manufacturing Company' said lot now containing one (1) acre, more or less.

THIS being the same property conveyed to the mortgagors herein named above by deed of J. Kenneth Timmons, Jr., Christopher M. Timmons and Jeffrey C. Timmons, of even date, to be recorded simultaneously herewith.

THIS property being referred to as Block Book 0616.02-01-073.00



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which has the address of 109 Greenville Street, Piedmont, S.C. 29673 (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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