

Return to: Everette Hoke Babb, Attorney at Law,  
P. O. Box 449, Mauldin, S. C. 29662

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# MORTGAGE

THIS MORTGAGE is made this 12th day of May,  
1982, between the Mortgagor, LEOLA F. 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 TWENTY THOUSAND NINE HUNDRED and no/100 (\$20,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7 of a subdivision known as Woodruff Road Heights and more recently surveyed by J. L. Montgomery, III, dated May 6, 1982 and recorded in the RMC Office for Greenville County in Plat Book 9-13 at page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Angie Lane at the joint front corner of Lots Nos. 6 and 7, and running thence along the eastern side of Angie Lane, N. 17-00 E. 250 feet to an iron pin at the joint front corner of Lots Nos. 7 and 8; thence along the joint line of said lots, S. 73-00 E. 210 feet to an iron pin at the rear corner of Lots Nos. 7, 8 and 9; thence along the rear line of Lot No. 9, S. 15-41 E. 205.7 feet to an iron pin at the joint rear corner of Lots Nos. 9, 10 and 7; thence along the rear line of Lot No. 10, S. 11-01 W. 78 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 7; thence along the joint line of said lots, S. 73-00 E. 329.6 feet to an iron pin at the joint front corner of Lots Nos. 6 and 7, the point of BEGINNING.

Being the same property conveyed to the Borrower herein by deed from Thomas A. Bouchillon and Mary Sue W. Bouchillon (now known as Mary Sue W. Bouchillon Cox) by deed of even date herewith and filed for record contemporaneously herewith.

which has the address of 5 Angie Lane, 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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