

RECORDED
S. C.

MAY 19 11 16 PM '82

DEPT. OF REVENUE
GREENVILLE

MORTGAGE

THIS MORTGAGE is made this 19th day of May, 19 82, between the Mortgagor, JOEL E. ABEE AND RENEE F. ABEE

, (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").

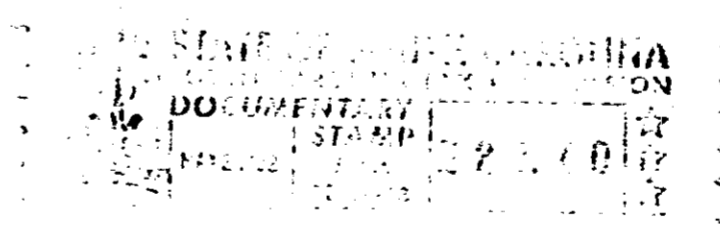
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY EIGHT THOUSAND FIVE HUNDRED DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 19, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007.....;

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 and Lot No. 50 on Plat of FORRESTER WOODS, Section 7, recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-P at Page 22, and having, according to a more recent survey prepared by Freeland and Associates, dated May 18, 1982, entitled "Property of Joel E. Abee and Renee F. Abee, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Cherry Hill Road at the joint front corner of Lots Nos. 49 and 50, and running thence along the common line of said lots, N. 76-24 W. 154.6 feet to an iron pin; thence running N. 18-53 E. 115 feet to an iron pin, joint rear corner of Lots Nos. 50 and 51; thence running along the common line of said lots, S. 78-34 E. 135.5 feet to an iron pin on the western side of Cherry Hill Road; thence running along said road, S. 8-13 W. 75 feet to an iron pin; thence continuing along said Cherry Hill Road, S. 11-38 W. 45 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed Douglas E. Ferguson and N. Chris Ferguson, dated May 3rd, 1977, and recorded May 4th, 1977, in the R.M.C. Office for Greenville County in Deed Book 1055 at Page 955.



which has the address of 306 Cherry Hill Road Greenville

South Carolina 29615 (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.

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