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GREENVILLE CO. S. C.

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DONNIE S. BANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 24th day of November, 1982, between the Mortgagor, JERRY W. ANDREWS and SYLVIA T. ANDREWS, (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 Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 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 December 1, 2012.

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, located, lying and being in the County of Greenville, State of South Carolina, on the Northwestern side of Dahlglen Avenue with Glenda Lane, being known and designated as Lot No. 34 of Henderson Forest as shown on plat thereof prepared by Campbell & Clarkson, dated June 9, 1971, recorded in the Greenville County RMC Office in Plat Book 4R at Page 41, and having, according to a more recent survey entitled "Property of Jerry W. Andrews and Sylvia T. Andrews", dated November 12, 1982, prepared by David C. Kirk, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of the right-of-way of Dahlglen Avenue at the intersection of Dahlglen Avenue and Glenda Lane and running thence along the right-of-way of Dahlglen Avenue S. 80-26 W., 81.4 feet to an iron pin at the joint corner of Lots 34 and 44; thence running along the joint line of said lots N. 9-34 E., 150.0 feet to an iron pin in the line of Lot 35; thence running along the joint line of said lots N. 80-26 E., 85.0 feet to an iron pin on the Western side of the right-of-way of Glenda Lane; thence running along said right-of-way S. 17-37 E., 125.25 feet to an iron pin; thence running S. 31-24 W., 32.1 feet to an iron pin on the Northern side of the right-of-way of Dahlglen Avenue, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Faye C. Galloway recorded in the Greenville County RMC Office in Deed Book 117 at Page 943 on November 24, 1982.

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which has the address of One Glenda Lane Greenville,  
(Street) (City)  
South Carolina 29607 (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.

