

FILED  
GREENVILLE CO. S. C.  
JAN 28 12 10 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1593 PAGE 151

# MORTGAGE

THIS MORTGAGE is made this 28th day of January, 1983, between the Mortgagor, James R. Young and Kay M. Young, (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").

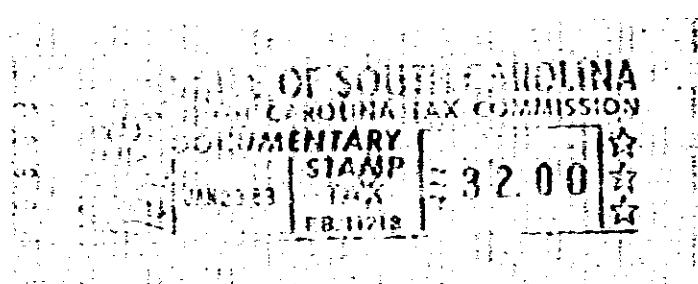
WHEREAS, Borrower is indebted to Lender in the principal sum of --Eighty Thousand and NO/100-- Dollars, which indebtedness is evidenced by Borrower's note dated January 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2013.....;

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 and lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as all of LOT NO. SEVEN (7) on survey and plat entitled "Cameron Woods", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 7-X at page 38, and more recent survey entitled "Property of McElrath & Tucker, Inc", prepared by Gould & Assoc., dated 1-20-83, to be recorded herewith, reference to said plats hereby pleaded for a more complete description.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises and especially those restrictions recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 1133 at page 109.

This is that same property conveyed to Mortgagor by deed of McElrath & Tucker, Inc., to be recorded herewith.



SETS  
=== 1 JA 28 83 1144

which has the address of Route 4, Beverly Road, Greer,  
(Street) (City)  
S. C. 29651 (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 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.

7-22-83