

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1597 PAGE 523

MAR 10 4 20 PM '83

THIS MORTGAGE is made this 10th day of March, 1983, between the Mortgagor, Ronney O. Leopard and Carolyn L. Leopard (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

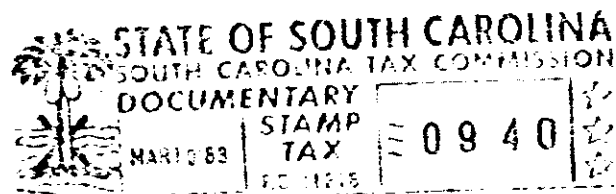
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Twenty-three thousand five hundred no/100 (23,500.00)~~ Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 certain piece, parcel, or lot of land, situate, lying, and being on the east side of Alice Street, in the county and state aforesaid, being shown and designated as Lot No. 7, Section F, Woodville Heights, on plat thereof recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "K", at Page 273, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Alice Street, joint front corner of Lot Nos. 6 and 7, and running thence with the joint lines of said lots, S. 87 E. 160 feet to an iron pin in a 10 foot strip reserved for utilities; thence with said strip N. 03-00 E. 70 feet to an iron pin, joint rear corner of Lots Nos. 7 and 8; thence with the joint line of said lots, N. 87-00 W. 160 feet to an iron pin on the east side of Alice Street; thence with said Street S. 03-00 W. 70 feet to the point of BEGINNING.

DERIVATION: This being the same property conveyed to Mortgagors herein by Deed dated March 10, 1983 from Dallas L. Ballew and Barbara E. Ballew, said Deed to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1184, at Page 186.



which has the address of 112 Alice St., Greenville, South Carolina 29611 (herein "Property Address");
[Street] [City]
[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.

RECORDED
MAR 10 1983

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