

FILED
GREENVILLE CO. S.C.
SEP 9 2 06 PM '83
DONNIE S. JAMESLEY
R.M.C.

BOOK 1624 PAGE 904

BOOK 84 PAGE 1986

MORTGAGE

THIS MORTGAGE is made this 8th day of September, 1983, between the Mortgagor, M. S. MARTIN and T. S. TALLEY, (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 Seventy-One Thousand Four Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 8, 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 September 8, 1984 with the line of Lot No. 5, N. 57-31 E. 176.18 feet to a point; thence turning and running with the line of Lot No. 7, S. 15-27-50 E. 125.57 feet to a point on the northern side of Bendingswood Court; thence turning and running with said road, S. 31-49-18 W. 30.0 feet to a point; thence still with said road, S. 75-30 W. 110.0 feet to a point; thence running N. 62-14 W. 36.9 feet to the point of beginning.

Derivation: Balentine Brothers Builders, Inc., Deed Book 1196, at Page 54, recorded September 9, 1983

FILED
GREENVILLE CO. S.C.
APR 18 2 36 PM '84
DONNIE S. JAMESLEY
R.M.C.

32540

APR 18 1984

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S.C. As First Federal
Savings and Loan Association of S.C.

Ann Jackson
Committee Chair
April 17, 1984
Witness [Signature]

which has the address of Bendingswood Court, Taylors, South Carolina 29687 (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 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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 21)

400 8 1381801

1381801

1381801

1381801

1381801