

S. C.  
PH '82  
WASLEY

# MORTGAGE

THIS MORTGAGE is made this 30th day of April, 19 82, between the Mortgagor, Gary Edwin Cline and Kathleen Barber Cline, (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-SEVEN THOUSAND, FOUR HUNDRED FIFTY (\$57,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 5/1/2009

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 in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 87 on Plat of Brentwood, Sec. 3, recorded in the RMC Office for Greenville County in Plat Book 5D, Page 42, and also being shown on a more recent survey prepared by Carolina Surveying Company dated April 27, 1982, entitled "Property of Gary Edwin Cline and Kathleen Barbara Cline," and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Dorian Drive, joint front corner of Lots Nos. 87 and 88 and running thence with the line of Lot No. 88, S. 58-00 W., 150.0 feet to an iron pin; thence turning and running N. 33-31 W., 105.0 feet to an iron pin, joint rear corner of Lots Nos. 86 and 87; thence turning and running with the common line of said Lots Nos. 86 and 87, N. 58-05 E., 145.4 feet to an iron pin on Dorian Drive; thence along the southwestern side of Dorian Drive, S. 36-03 E., 105.0 feet to an iron pin, the POINT OF BEGINNING.

This being the same property conveyed to the mortgagors herein by Deed of Gregory F. Lobdell and Christine M. Lobdell, dated April 28, 1982, and recorded in the RMC Office for Greenville County in Deed Book 1166, Page 323.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat, or on the premises.

RECORDED  
DOCUMENTARY  
MAY 23 1982

which has the address of 112 Dorian Dr., Simpsonville, S. C. 29681,  
(Street) (City)  
(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.

500 a 34531801

1569 255

4328 RV.2