

FILED  
GREENVILLE S.C.  
APR 5 2 21 PM '83  
DONNIE S. BERSLEY  
R.M.C.

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

1801 31

# MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1983, between the Mortgagor, Elizabeth H. Hart

(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 TWENTY THOUSAND-FIFTY SEVEN and 05/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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, 1993.....;

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, being shown as Lot No. 6 on a Plat of WHISPERING PINES recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP, Page 65, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to James T. Hart and Elizabeth H. Hart by deed of Ben C. Sanders dated November 3, 1972 and recorded in the RMC Office for Greenville County, South Carolina, on November 20, 1972 in Deed Book 960, Page 622. James T. Hart conveyed his undivided one-half interest to Elizabeth H. Hart by deed dated March , 1983, to be recorded herewith.

The within mortgage is junior in lien to that certain mortgage heretofore given to First Federal Savings and Loan Association in the original amount of \$19,200.00, dated May 9, 1975 and recorded in the RMC Office for Greenville County, South Carolina, on May 12, 1975 in Mortgage Book 1338, Page 946.

STATE OF SOUTH CAROLINA  
RECORDS AND DOCUMENTS SECTION  
DOCUMENTARY  
TAX STAMP  
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which has the address of Route 2, Oak Hill Drive, Piedmont, South Carolina,  
29673 (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.

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