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## **MORTGAGE**

THE MODECACE is made this	8th	day ofApril
19 <u>83</u> , between the Mortgagor,	Alan H. Ko ()	percin "Borrower"), and the Mortgagee, First Federa
a transmission of Co.	sth Carolina a	corporation organized and existing under the laws of College Street, Greenville, South Carolina (hereign)

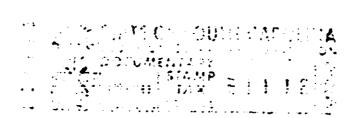
WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Twenty-Seven Thousand</u>
<u>Seven Hundred Fifty and No/100-----</u> Dollars, which indebtedness is evidenced by Borrower's note dated <u>April 8, 1983</u> \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>May 1</u>, 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 \_\_\_\_\_\_\_\_\_, State of South Carolina.

Unit No. 44, in University Ridge Horizontal Property Regime, as shown on plat there of recorded in the Office of the R.H.C. for Greenville County in Plat Book 5F, at Page 55 and 56.

This conveyance is subject to the provisions of the Master Deed establishing University Ridge Horizontal Property Regime, recorded in the Office of the R.M.C. for Greenville County in Deed Book 1000, at Page 128.

This is the identical property conveyed Alan M. Robinson by Joanne S. Green a/k/a Joanne S. Gauzens by deed dated and recorded herewith.



which has the address of Unit 44 University Ridge

Greenville,

South Carolina 29601 (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 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.

SOUTH CAROLINA - 150 4 Family -4 15-- PENEVENDENCE SHORM INSTRUMENT: with amendment adding Face 44

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