

MORTGAGE

THIS MORTGAGE is made this 11th day of April , 11th day of IMBAIGH
. 65
9 83, between the Mortgagor, <u>Rectand British of the Mortgage</u> , First Federal (herein "Borrower"), and the Mortgagec, First Federal savings and Loan Association, 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 ofTHIRTY THOUSAND AND
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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known as a portion of Lot 4 of the Nellic K. Hopkins Estate and shown as "Property of Richard L. Umbaugh and Brenda C. Umbaugh" on survey prepared by Webb Surveying & Mapping Co., dated March 30, 1983 and recorded in the RMC Office for Greenville County in Plat Book 9P, Page 45, and having, according to said plat, the following metes and bounds, to wit:
BEGINNING at an iron pin on the southern side of Alverson Road at the corner of Property of Koch, said iron pin being located 1793.9 feet, more or less, from Road \$50, and runn thence along said Alverson Road, S 61-01 E 69.9 feet to an iron pin; thence continuing along Alverson Road, S 47-00 E 145.63 feet to an iron pin; thence turning and running S 10-08 W 352.6 feet to an iron pin; thence turning and running S 85-06 W 240.95 feet to an iron pin; thence turning and running Roch Property, N 15-06 E 517.26 feet to an iron pin cn the southern side of Alverson Road, the point of beginning.
Being a portion of the property conveyed to the within mortgagors by deed of Patricia Ann Coker recorded in the RMC Office for Greenville County on 4-13-79 in Deed Book 1100 Page 521.
Alverson Road
which has the address of
(herein "Property Address");
State and Lip 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 recrictions 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 -4 75-4 NHO PHEMO UNIFORM INSTRUMENT and amendment abit of Part 24