

# Security Federal

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GREENVILLE S.C.

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BOOK 1604 PAGE 24

## MORTGAGE

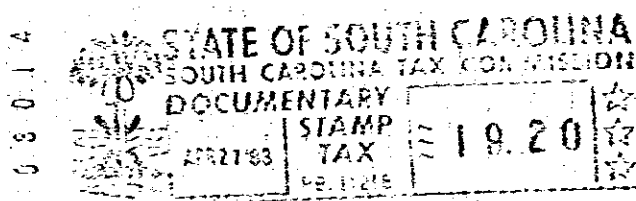
THIS MORTGAGE is made this 26th day of April 1983, between the Mortgagors, Milton Allen Matthews and Beatriz P. Matthews, of the County of Greenville, State of South Carolina (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty-eight Thousand and No/100 (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 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 May 1, 1998.

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, together with all improvements thereon, situate, lying and being at the northwestern intersection of Marseille Drive and Orleans Drive, in the County of Greenville, State of South Carolina and being shown as Lot 42 of Jenkins Estates, Section 2 on plat entitled Section Two, Jenkins Estates Southwest prepared by R. O. Riddle, RLS, dated May 14, 1973, and recorded in Plat Book 4-Z, at Page 45, in the R.M.C. Office for Greenville County. Reference is hereby made to said plat for a metes and bounds description thereof.

This is the identical property conveyed to the Mortgagors herein by deed from Jenk's Inc., dated February 10, 1983, recorded February 11, 1983, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1182, at Page 437.



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which has the address of Marseille Drive, Jenkins Estates Simpsonville  
(Street) (City)  
South Carolina 29681 (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 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.

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