

FILED
GREENVILLE CO. S.C.
JUL 27 11 07 AM '83
DONNIE S. TAYLORSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 26th day of July, 1983, between the Mortgagor, C. W. Winchester, Jr. and C. W. Winchester, III, (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 Eight Thousand and no/100 00 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 January 23, 1984.

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 piece, parcel or lot of land, situate in Grove Township, Greenville County, State of South Carolina, and being known and designated on the Tax Block records as Tax Book Sheet 602.1, Block 1, Lot 38 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Augusta Road at the George Cash corner and running thence North 88-15 W. 454.2 feet to an iron pin; thence N. 6-43 E. 185.6 feet to an iron pin; thence S. 82-25 E. 450 feet to an iron pin in Augusta Road; thence along said road S. 7-35 W. 103 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Edward W. Cash and Ruby P. Cash of even date and to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX \$ 11.20

which has the address of Rt. 4, Piedmont (City), S.C. (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.

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