

GREENVILLE
SEP 27 11 10 AM '83
DEED

1028 258

MORTGAGE

THIS MORTGAGE is made this 29th day of September, 1983, between the Mortgagor, Claudia N. Mack, (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 Thirty-Two Thousand (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2003.....;

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 those two (2) certain pieces, parcels or lots of land situate, lying and being in the City of Greenville, County and State aforesaid on the north side of Beechwood Avenue, and being shown as all of lots 17 and 18 on plat of "Map of East Over" recorded in the R. M. C. Office, Greenville County, S. C., in Plat Book F at page 42, and having according to recent plat and survey entitled "Property of Claudia N. Mack", prepared by R. B. Bruce, RLS, on September 27, 1983, the following metes and bounds to-wit:

BEGINNING an iron pin at the intersection of Beechwood Avenue and Brunson Street (formerly Grace Avenue); and running thence with a line of Brunson Street N. 18-05 E. 150.5 feet to a point marking the property of Ida D. Howard (the same being shown on said plat as lot 45); thence S. 72-27 E. 120 feet to an old iron pin; thence with the line of lot 16, S. 18-05 W. 151.7 feet to an old iron pin in line of Beechwood Avenue; thence with the right-of-way of said street N. 71-55 W. 120 feet to point of beginning.

BEING the same property conveyed to Claudia N. Mack by Zula F. Thomas by deed dated September 29, 1983, and recorded on September 30, 1983, as noted in Deed Book 1197, at page 458, in the Office of the R. M. C. for Greenville County.

RECORDED IN DEED BOOK 1197 PAGE 458
GREENVILLE COUNTY SOUTH CAROLINA
SEP 27 1983
STAMP

which has the address of 107 Beechwood Avenue, Greenville (City)

South Carolina 29607 (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 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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