

FILED  
GREENVILLE CO S.C.

VOL 1033 PAGE 861

DORRIS W. WATSON  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 31st day of October, 1983, between the Mortgagor, Harold K. Redden and Elizabeth M. Redden, (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 thirteen thousand eight hundred seventy one 16/100 dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 10/31/88.....;

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, with all improvements thereon or hereafter constructed thereon, containing three (3) acres, situate, lying and being on Rock Crest Drive in the County of Greenville, State of South Carolina, being shown and designated on Plat of Property of Harold K. Redden, dated June 12, 1979, prepared by Carolina Surveying Co., recorded in Plat Book 7-J at Page 12, and being described more particularly, according to said plat, to-wit:

BEGINNING at an old iron pin in the line of property now or formerly belonging to E. W. Evington and running thence along the common line of the within described property and other property now or formerly belonging to Harold K. Redden and Elizabeth M. Redden S. 37-00 W. 290.4 feet to an iron pin; thence N. 53-00 W. 450 feet to an iron pin; thence N. 37-00 E. 290.4 feet to an iron pin in the line of property now or formerly of S. D. Stevenson and Margaret Stevenson; thence S. 53-00 E. 450 feet to an old iron pin, the point of beginning.

This is a portion of the property conveyed to the Mortgagors herein by deed of C. B. Lynn and Hessie B. Lynn recorded April 3, 1978, in the RMC Office for Greenville County, S.C., in Deed Book 1076 at Page 442.

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which has the address of Route #3, Rock Crest Drive, Taylors,  
(Street) (City)  
S.C. 29687 (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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