GREEN TO S. C. S.

MORTGAGE

THIS MORTGAGE is made this 14th day of December 1983, between the Mortgagor, PIETER H. BOKKERS and LEONORE R. BOKKERS (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 One Hundred Fifty-Four Thousand and no/100------ Dollars, which indebtedness is evidenced by Borrower's note dated <u>December 14. 1983</u>, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>July 1</u>, ... 2014......

ALL that certain piece, parcel or lot of land situate, lying and being on Farringdon Drive in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 4 of a subdivision known as Farringdon on a plat thereof made by Piedmont Engineers dated February 9, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-D, Page 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Farringdon Drive at the joint front corner of Lots Nos. 3 and 4, and running thence with the common line of said lots, N. 79-52 W. 297.82 feet to an iron pin; thence N. 15-18 W. 207 feet to an iron pin; thence N. 83-54 E. 400.75 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence with the common line of said lots, S. 10-41 E. 231.54 feet to an iron pin on the northwestern side of Farringdon Drive; thence with the northwestern side of Farringdon Drive as follows: N. 80-55 W. 35 feet to a point, N. 88-30 W. 32.60 feet to a point, S. 52-07 W. 35 feet to a point, S. 15-57 W. 25.20 feet to a point, and S. 15-50 E. 30.00 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the Mortgagors by Deed of Compass Point Ventures, Inc. recorded November 23, 1983 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1201 at Page 167.

which has the address of Lot 4, Farringdon Drive, Greenville

South Carolina (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 efexceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA - 1 to 4 Family - 4-75 - FNMA/PHENC UNIFORM ENTIRE MENT (and amendment adding Park 28

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