

FILED
GREENVILLE S.C.
A.M.C. WHELEY

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MORTGAGE

THIS MORTGAGE is made this 20th day of December, 1983, between the Mortgagor, Brenda G. Strange, (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 Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 1, 2014.....;

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 and lot of land, lying and being on the South side of Cherry Lane, O'Neal Township, County of Greenville, State of South Carolina, containing 0.976 of an acre, as shown on survey and plat entitled "Property of Charles Strange" prepared by Wolfe and Huskey, Surveyors, dated August 5, 1975, and recorded in RMC Office for Greenville County in Plat Book 4-0at Page 317, reference to said plat hereby pleaded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the South side of Cherry Lane and running thence with the South side of Cherry Lane, N. 85-28 E. 150 feet to an iron pin; thence S. 4-29 W. 302.7 feet to an iron pin; thence N. 82-34 W. 148.4 feet to an old iron pin; thence N. 4-30 E. 271.6 feet to the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

DERIVATION: See Deed of Charles Strange dated January 17, 1980 and recorded in the Greenville County RMC Office in Deed Book 1119, Page 211.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS
DOCUMENTARY
STAMP
RECEIVED TAX \$12.00

OCTO 3 DE 20 83

which has the address of Rt. 7, Cherry Lane, Greer, South Carolina 29651 (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 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.