



FILED
GREENVILLE S.C.
DONALD W. WATKINS
R.M.C.

VOL 1642 PAGE 833

MORTGAGE

THIS MORTGAGE is made this 29th day of December, 1983, between the Mortgagor, Glenn D. Durham and Bobbie S. Durham, (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 Fifty Seven Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 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 February 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 or lot of land situate in the County of Greenville, State of South Carolina, at the southeastern corner of the intersection of Durham Drive and a street designated as Lilla Drive and being designated as Lot "M" on plat of property of Larthun Durham prepared by C. O. Riddle dated February 10, 1971 and being part of the property of Larthun Durham shown on plat recorded in Plat Book "000" at page 71, and having, according to more recent survey prepared by C. O. Riddle, R.L.S., dated December 23, 1983, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Durham Drive in the area formerly shown as a turn-around and running thence along the center of said Drive N. 54-43 E. 51.2 feet to a point; thence N. 78-55 E. 117.39 feet to an old iron pin; thence S. 13-37 E. 273.98 feet to an old iron pin; thence along the joint line of Lots M and N, S. 76-23 W. 165.09 feet to an old iron pin on the east side of Lilla Drive; thence along said Drive N. 13-35 W. 259.97 feet to the point of beginning.

The abovedescribed property is the same conveyed to Glenn Durham by deed of Larthun L. Durham dated February 22, 1971 and recorded on February 24, 1971 in Deed Volume 909 at page 388, R.M.C. Office for Greenville County, South Carolina and to Bobbie S. Durham by deed of Glenn Durham conveying to her an undivided one-half (1/2) interest dated December 28, 1983 to be recorded simultaneously with this Mortgage.

which has the address of Route 2, Box 399 Greenville,
(Street) (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 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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