

First Federal Savings & Loan
Assoc., Inc.
Greenville, South Carolina 29602

MORTGAGE

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010320709-1

THIS MORTGAGE is made this 5th day of December, 1983, between the Mortgagor, Dale H. Carver, (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").

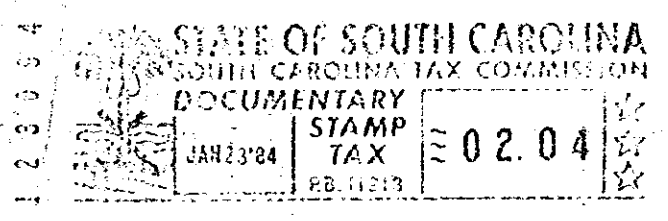
WHEREAS, Borrower is indebted to Lender in the principal sum of \$5,081.04 (Five Thousand Eighty One and 04/100) Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 30, 1988;

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, lying and being in the State of South Carolina, County of Greenville located on the western side of Miller Road being shown as property of Thelma C. Coleman according to plat being recorded in the RMC Office for Greenville County in Plat Book 4-0 at Page 240 and having according to a more recent plat entitled "Property of Dale H. Carver" prepared by Carolina Surveying Co. dated April 12, 1979 being recorded in the RMC Office for Greenville County in Plat Book 7-D at Page 74 the following metes and bounds, to-wit:

BEGINNING an a nail and cap in Miller Road which point lies 332 feet south of the intersection of Miller Road and Wilson Drive and running thence with Miller Road S. 70-30 E. 30 feet to an iron pin; thence S. 48-55 W. 303 feet to an iron pin in the center line of ditch; thence N. 50-25 W. 55 feet to an old iron pin; thence N. 16-38 E. 166 feet to an iron pin; thence S. 74-38 E. 102 feet to an iron pin; thence N. 77-52 E. 40 feet to an iron pin; thence N. 59-17 E. 66 feet to a nail and cap in the center of Miller Road at the point of BEGINNING. That property lying in Miller Road is subject to the rights of the public to use the same.

This being the same property conveyed to the mortgagor by deed of Dorothy C. Dill in the RMC Office for Greenville County on April 19, 1979.



which has the address of Route 3, Miller Road, Taylors, (City) South Carolina 29687 (State and Zip Code) (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 of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

