

First Federal S.C. Assn.  
P.O. Box 408  
Greenville, S.C. 29602

1046 143

**MORTGAGE**

010.320745-5

THIS MORTGAGE is made this 12th day of December, 1983, between the Mortgagor, Michael G. Holcombe and Joan B. Holcombe, (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").

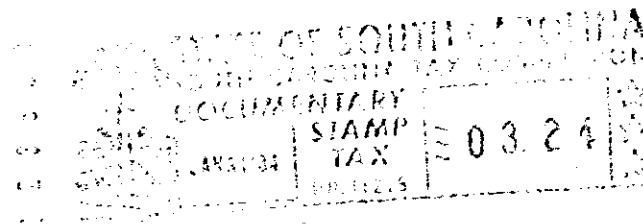
WHEREAS, Borrower is indebted to Lender in the principal sum of \$8,082.24 (Eight Thousand Eighty Two and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 30, 1993;

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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, situate, lying and being on the Southwestern side of Pickney Street, and having the following metes and bounds, according to a plat entitled "Property of James E. Lipscomb, Jr.", made by Charles F. Webb, dated September 10, 1964:

BEGINNING at an old iron pin on the Southwestern edge of the sidewalk located on the Southwestern side of Pickney Street, which pin is 201.6 feet, more or less, from the Southwestern corner of the intersection of Lloyd Street and Pickney Street and running thence along the sidewalk S. 50-30 E. 73.8 feet to an old iron pin; thence S. 39-30 W. 132 feet to an iron pin; thence N. 52-55 W. 70.7 feet to a point; thence N. 38-20 E. 135 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Eleanor Zachary Balentine and recorded in the RMC Office for Greenville County on August 18, 1981 in Deed Book 1153 at Page 696.



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which has the address of 31 Pinckney Street, Greenville, (Street) (City), South Carolina 29601 (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 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.

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