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MORTGAGE

03-3194397

THIS MORTGAGE is made this 26th day of January, 1984, between the Mortgagor, Gerry B. Ewell

, (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 Twenty three thousand thirteen dollars and twenty four cents Dollars, which indebtedness is evidenced by Borrower's note dated 01-26-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 01-31-94.....;

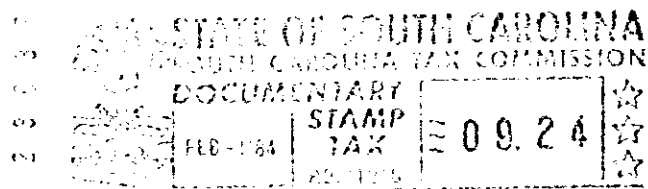
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Menlo Drive, being shown and designated as Lot No. 120 on Plat of Brentwood, Section III, recorded in the RMC Office for Greenville County in Plat Book 5D at page 42, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Menlo Drive, joint corner of Lots No. 120 and 121 and running thence with said common line, N. 54-02 E., 150.05 feet to an iron pin; thence S. 35-58 E., 105 feet; thence S. 54-02 W., 150.05 feet to an iron pin on the northeastern side of Menlo Drive; thence with said Menlo Drive, N. 35-58 W., 105 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed of Fred S. Ewell, dated the 26th day of January, 1984 and recorded on the 1st day of February 1984 in Deed Book _____ at page _____,

Records of the RMC Office for Greenville County, South Carolina. This also being the same property conveyed unto the Mortgagor herein by Deed of George O'Shields Builders, Inc., a corporation, recorded in the RMC Office for Greenville County on September 16, 1976 in Deed Book 1042 at page 962.



which has the address of 112 Menlo Dr Simpsonville, (City)
SC 29681 (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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