

301 College Street, Greenville, S. C. 29601

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FILED
GREENVILLE, S.C.

APR 7 4 45 PM '84

MORTGAGE

THIS MORTGAGE is made this 30th day of MARCH, 1984, between the Mortgagor, STEVE D. BALL AND KITTY DENESE BALL, (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").

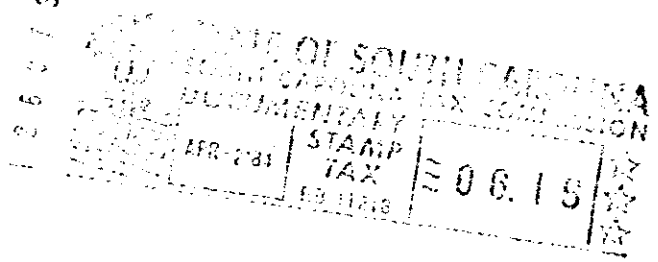
WHEREAS Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND THREE HUNDRED TWENTY-NINE & 92/100 (\$15,329.92) Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 30, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 1994;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #9, Block "O" on plat of Riverside, recorded in the RMC Office for Greenville County in Plat Book A at Pages 322 and 323, and having, according to a more recent plat entitled "Property of Steve D. Ball and Kitty D. Ball" prepared by Carolina Surveying Co., dated March 30, 1984, recorded in the RMC Office for Greenville County in Plat Book 16-L at Page 47 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast corner of the right-of-way of Palmetto Avenue and S. C. Highway 253 and running thence through said intersection N. 20-49 W. 13.7 feet to an iron pin; thence continuing along the right-of-way of S. C. Highway 253 N. 11-06 E. 113.35 feet to an iron pin at a joint corner with a 15 foot alley; thence running along the southern side of said alley S. 80-00 E. 47.5 feet to an iron pin; thence running S. 9-33 W. 125.3 feet to an iron pin on the northern side of Palmetto Avenue; thence running along the northern side of the right-of-way of Palmetto Avenue N. 79-45 W. 43.6 feet to an iron pin, being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Marshall Howard and Lewis Howard of even date and to be recorded herewith.



which has the address of 416 Palmetto Avenue Greenville, (Street) (City) SC 29611 (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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