

FILED

NOV 14 1984

NOTARY S. T. KESTER

MORTGAGE

VOL 1689 PAGE 706

THIS MORTGAGE is made this 5th day of November 1984, between the Mortgagor, Dewitt C. Miner and Madeleine C. Miner

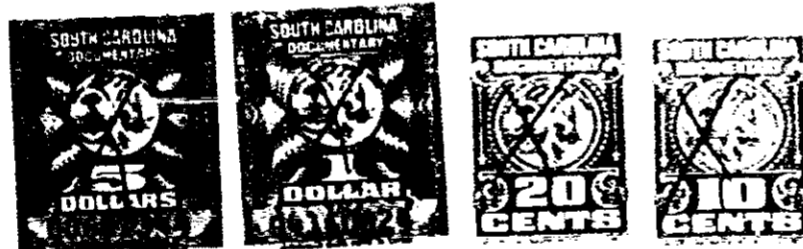
(herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 1090 — Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$20,959.74 Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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 9, 1985

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 tract of land with all improvements there on, situate, lying and being in the state of S.C.. County of Greenville, in the Oak Grove Community, fronting on Oak Grove Road and Lindsey Road, containing 42 acres, more or less or shown open survey and plat made for Dewitt C. Miner by James V. Gregory, R.L.S. dated 7-11-83, and recorded in the RMC Office for Greenville County. For more complete and particular discription, reference is hereby made to the above referred to plate and record there of, in plat book 9 X page 119 and recorded in Deed Book volum 1194 page 99, recorded 8-9-83.

This is the same property listed in deed book 618 Page 175 in the name of Fannie Vera Fisher and conveyed to Dewitt C. Miner and Madeleine C. Miner.



ECTO -----1 NO14 84 046

which has the address of Route 3, Box 211 Landrum S.C. 29356 (herein "Property Address"); (Street) (City) (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 scised 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.

4.0000