

FILED
GREENVILLE CO S.C.

MAR 2 2 23 PM '83

DONNIE S. TANKERSLEY
R.M.C.

BOOK: 1596 PAGE 377

MORTGAGE

THIS MORTGAGE is made this 25th day of February, 1983, between the Mortgagor, PAUL HENRY NEWTON AND BETTY JO NEWTON, (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").

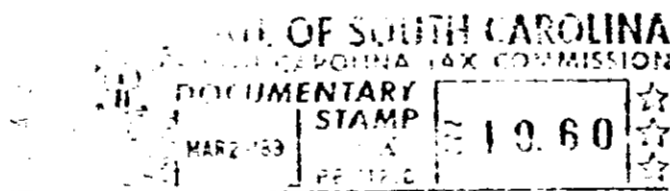
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY NINE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2013.....;

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, on Butler Springs Road, as shown on a plat prepared by C. C. Jones, October 17, 1955, and recorded in Plat Book JJ at Page 39, and having, according to a more recent survey prepared by Clifford C. Jones, RLS., dated February 24, 1983, entitled "Property of Paul H. Newton and Betty Jo Newton, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Butler Springs Road; said pin being 197.8 feet east of Hudson Drive and running thence along said drive, N. 18.65 E. 217.7 feet to an iron pin; thence running S. 74-45 E. 159.3 feet to an iron pin; thence running S. 27-17 W. 160.8 feet to an iron pin; thence with Butler Springs Road S. 82-08 W. 162 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Frank J. Haskins, dated January 9, 1973 and recorded January 9, 1973 in the R.M.C. Office for Greenville County in Deed Book 964 at Page 422.



which has the address of 109 Butler Springs Road Greenville,
(Street) (City)
South Carolina 29615 (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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