

GREENVILLE S.C.
JUN 1 4 03 PM '83
DONALD R. HALEY

BOOK 1609 PAGE 485

MORTGAGE

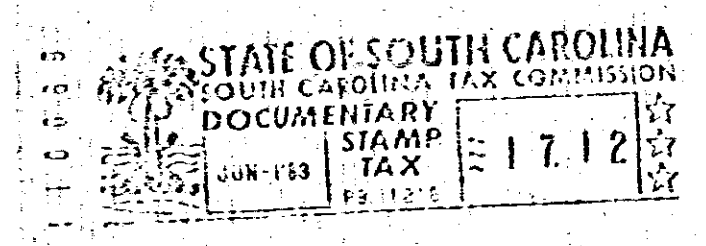
THIS MORTGAGE is made this 31st day of May 1983, between the Mortgagor, MARK B. RUSS, JR. and MARLA W. RUSS (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$42,750) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 June 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 City of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot No. 100, Sheet 2, Section 2, of Westwood South Subdivision as shown on plat prepared by Piedmont Engineers, Architects and Planners, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-C at Page 66 and being further shown and described on a plat prepared by J. L. Montgomery, III, RLS, dated May 23, 1983, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin found on the eastern side of Willow Branch Drive 59.1 feet, more or less, from the northern side of Lone Rock Court and running thence along Willow Branch Drive N. 13-58 W. 80.0 feet to an iron pin found; thence along the line of Lot 101 N. 76-02 E. 150.00 feet to an iron pin found; thence S. 13-58 E. 80.0 feet to an iron pin found; thence S. 76-02 W. 150.00 feet to an iron pin found on the eastern side of Willow Branch Drive, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Shelley Realty & Construction Company, Inc. dated May 31, 1983, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1189 at Page 380.



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which has the address of 205 Willow Branch Drive, Simpsonville, South Carolina 29681 (herein "Property Address");

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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