

FILED  
GREENVILLE  
OCT 14 10 15 AM '83

## MORTGAGE

THIS MORTGAGE is made this 14th day of October,  
1983, between the Mortgagor, Robert B. and Haley P. Nations  
, (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 \$150,160.08 (One hundred fifty  
thousand one hundred sixty and 08/100-- ) Dollars, which indebtedness is evidenced by Borrower's  
note dated October 14, 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 September 30  
1993; This loan has a variable rate and therefore could negatively amortize.

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 all improvements thereon,  
situate, lying and being in the State of South Carolina, County of Greenville,  
on the North side of turn-a-round on a proposed road lying North of Roper Mountain  
Road, near the City of Greenville, and having, according to a survey made by  
Piedmont Engineers and Architects, December 19, 1963, the following metes and  
bounds, to-wit:

BEGINNING at an iron pin in the joint line of property of J. Fletcher and Mary  
C. Lowe and property now or formerly of Elizabeth Jones McPherson, said pin also  
being located 640 feet North measured along the Lowe-McPherson boundary line from  
the joint corner of said property on the North side of Roper Mountain Road, and  
runs thence along said McPherson line, N. 27-45 W. 395 feet to iron pin; thence  
along line of other property of J. Fletcher and Mary C. Lowe, S. 69-52 W. 148.9  
feet to the high water mark of the lake shown on said plat; thence along the high  
water mark of the lake (the traverse line being S. 31-08 W. 227 feet) to an iron  
pin; thence still along the high water mark of said lake (the traverse line being  
S. 6-09 W. 206.2 feet to an iron pin; thence N. 84-52 E. 198.9 feet to an iron  
pin in the West edge of the turn-a-round of a proposed road; thence with the curve  
of said turn-a-round (the chord being N. 30-30 E. 58.9 feet) to an iron pin;  
thence still with the turn-a-round of said proposed road (the chord being S. 66-36  
E. 72.9 feet) to an iron pin; thence N. 70-12 E. 180 feet to the beginning corner.

Being the same conveyed to Haley P. Nations by deed of Ann G. Nanarello recorded  
January 13, 1967 in the R.M.C. Office for Greenville County in Deed Book 812,  
Page 113.

which has the address of Rt. 2, Roper Mountain Rd. Greenville,  
(Street) (City)  
South Carolina 29607 (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 seized 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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