

FILED
GENERAL OFFICE S.C.
NOV 11 3 19 83
JOHN R. MC
R.M.C.

Vol. 113, p. 1

MORTGAGE

THIS MORTGAGE is made this 11th day of November 19 83, between the Mortgagor, Henry H. Greene and Susan M. Greene, (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 Sixty-Four Thousand and No/100 (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 11, 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 December 1, 2015.

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 County of Greenville, State of South Carolina, being known and designated as Lot No. 79 on plat of Brookfield East, Section I, recorded in the REC Office for Greenville County, South Carolina in Plat Book 7-C, at Page 21, reference to which is hereby made for a more complete description by metes and bounds.

This being the same property conveyed to the mortgagors by deed of Mark A. Houser and Donna J. Houser executed and recorded of even date herewith.

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
NOV 11 1983
STAMP
TAX \$ 25.60

ATTACHED AND INCORPORATED HEREIN BY REFERENCE IS THE BORROWERS' "ADJUSTABLE RATE RIDER" DATED NOVEMBER 11, 1983, WHICH IS MADE A PART HEREOF.

which has the address of 18 Lynchester Road, Greenville
SC 29615 (herein "Property Address");
(State and Zip Code)

600
11A01

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.