

FILED  
GREENVILLE S.C.

Vol 1135 pg 167

NOV 17 1983  
JOHN W. WENSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 7th day of November 1983, between the Mortgagor, Claude Lee Scott and Octavia Scott (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-five Thousand and Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 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, 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 piece, parcel or lot of land, with all improvements thereon, and hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 24 on plat of Barwood Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page 33 and being more particularly described according to said plat as having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Barwood Circle, at the joint corner of Lots 23 and 24; running thence with said circle N. 57-04 E., 105 feet to an iron pin; thence turning and running S. 31-31 E., 190 feet to an iron pin on line of Lot 27; thence turning and running with the line of Lot 27, S. 51-40 W., 105.75 feet to an iron pin at the joint rear corner of Lots 23 and 24; thence turning and running N. 31-31 W., 200 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Liberty Loans of Greenville, Inc., d/b/a Domestic Loans of Greenville, Inc. dated October 9, 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1135 at Page 485 on the 15th day of October, 1980.

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which has the address of 138 Barwood Circle Greenville  
S. C. 29611 (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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