

FILED
GREENVILLE CO. S.C.

MAR 20 3 54 PM '84

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGISTERED INSTRUMENTS
STAMP
TAX
\$ 56.00

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THIS MORTGAGE is made this 19th day of March, 1984, between the Mortgagor, V. E. CORNETT, (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 ONE HUNDRED FORTY THOUSAND AND NO/100 (\$140,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2014.....;

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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 22.65 acres, more or less, as shown on plat entitled, "Survey for V. E. Cornett", prepared by Robert R. Spearman, dated May 24, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-A, at Page 77, and by a more recent survey dated March 4, 1984, having the following metes and bounds, to-wit:

BEGINNING at a point in the middle of Griffen Mill Road, at the joint front corner of the within tract and a tract belonging now or formerly to John L. Sloan and running thence, along Griffen Mill Road, N. 37-27 E. 70.0 feet to a point; thence S. 63-31 E. 1,090.94 feet to a point in or near a creek; thence, along said creek the center of which is the property line and the following traverse and distance, S. 27-14 W. 663.55 feet to a point; thence, crossing said creek and running thence S. 66-53 E. 83.16 feet to a point; thence S. 53-21 W. 186.12 feet to a point in or near the northern edge of a lake; thence along the line through said lake S. 29-29 W. 409.20 feet to a point in the center and upon the bed of said lake; thence N. 69-16 W. 85.80 feet to a point in said lake; thence N. 54-30 W. 784.38 feet to a point in the center of an unnamed old road and in the line of property now or formerly belonging to Rouse; thence N. 34-44 E. 1,061.07 feet to a point; thence N. 63-31 W. 364.93 feet to a point in the center of Griffen Mill Road, the point and place of beginning.

This is the same property conveyed to the Mortgagor by deed of John L. Sloan and Helen M. Sloan as recorded in the RMC Office for Greenville County in Deed Book 1191, at Page 223 on June 27, 1983.

which has the address of Griffen Mill Road Moonville,
(Street) (City)
S.C. (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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