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FILED
GREENVILLE CO. S. C.

BOOK 1411 PAGE 852

MORTGAGE

OCT 3 9 49 AM '77

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 30 day of September, 1977, between the Mortgagor, Ronald B. Cordell and Sandra Tanksly (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 North Main Street Anderson, South Carolina 29622 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY EIGHT THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 1977 (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 1, 2002.

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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 49 on a Plat of Biltmore recorded in the RMC Office for Greenville County in Plat Book EE at Page 174 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Two Notch Road at a point 344.9 feet West of the southwesterly corner of the intersection of said road with Bear Grass Drive, said pin being the joint front corner of Lots 49 and 50 and running thence along the southerly side of Two Notch Road with the curvature thereof, S. 64-35 W., 64.2 feet to an iron pin; thence continuing with the southerly side of said Road, S. 68-23 W., 26 feet to an iron pin joint front corner of Lots 48 and 49; thence with the joint line of said Lots, S. 9-27 E., 149.2 feet to an iron pin; thence N. 89-17 E., 95 feet to an iron pin, joint rear corner of Lots 49 and 50; thence with the joint line of said lots, N. 11-10 W., 186.4 feet to the point of beginning.

This is the same property conveyed to mortgagors by Deed of William J. Durham, Jr. dated September 30, 1977 recorded OCT 3, 1977 in Deed Book 1066 at Page 9 in the RMC Office for Greenville County.



which has the address of 15 Two Notch Road, Greenville, South Carolina 29605 (herein "Property Address");
[Street] [City] [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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