

FILED
GREENVILLE CO. S. C.
JUL 7 11 03 AM '78
DORRIS S. TAYLOR
R.H.C.

BOOK 1437 PAGE 494

MORTGAGE

THIS MORTGAGE is made this 6 day of July, 19 78, between the Mortgagor, Gordon D. Seay and Diane H. Seay, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand and 00/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2008

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 located in the County of Greenville, State of South Carolina, and lying and being on the southwest intersection of Faris Road and Highland Drive, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of West Faris Road, corner of property now or formerly of Beattie B. Balentine, and running thence with the line of the last mentioned property, S. 29-25 E. 295.8 feet to the corner of Templeton property; thence with the line of Templeton property, N. 62-08 E. 152.8 feet to an iron pin on the western side of Highland Drive; thence with Highland Drive, N. 41-10 W. 111.5 feet to a bend on said street; thence continuing with said street, N. 29-25 W. 170.8 feet to a point in the center of West Faris Road; thence along the center of said Road, S. 69 W. 130 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Robert L. Carroll, Jr. and Jane H. Carroll recorded in the R.M.C. Office for Greenville County, S. C. on June 6, 1978.

DOCUMENTARY
STAMP
TAX
\$ 12.80

South Carolina Federal Savings & Loan Association
P. O. Box 937
Greenville, S. C. 29602

which has the address of 301 West Faris Road Greenville,
[Street] [City]
S. C. 29605 (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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