

1140-119

MORTGAGE

THIS MORTGAGE is made this 1st day of August, 1978, between the Mortgagor, Derek J. Angier and Elizabeth M. Angier, (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 Sixty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 September 1, 1993

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: on the southeastern corner of the intersection of Sasanqua Drive and Edwards Road in Butler Township in the County of Greenville, State of South Carolina, and being shown and designated as Lot 41, Section 1 of plat of Botany Woods recorded in the office of the RMC in Greenville County in Plat Book QQ at Page 78, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Sasanqua Drive, joint front corner of Lots 41 and 42, and running thence with the line of Lot 42, N. 87-30 E. 200 feet to an iron pin; thence N. 3-49 W. 148 feet to an iron pin on Edwards Road; thence with the Southern side of Edwards Road N. 88-21 W. 185.9 feet to an iron pin; thence with the curve of the intersection of Edwards Road and Sasanqua Drive, the chord of which is S. 39-33 W., 32 feet to an iron pin on Sasanqua Drive; thence with the eastern side of said Drive S. 9-14 E. 20.3 feet to an iron pin; thence continuing with said Drive S. 6-35 E. 118.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Myra H. Davis recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.

which has the address of 1300 Edwards Road Greenville, South Carolina 29615 (herein "Property Address");

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.

COPIES
1
A
2
7
P
659
3,5001

0179

4328 RV.2