

301 College Street  
P. O. Drawer 408  
Greenville, S. C. 29602

SEP 1 4 1978  
RECORDED AT THE  
COUNTY CLERK'S OFFICE  
FILE

BOOK 1443 PAGE 122

## MORTGAGE

THIS MORTGAGE is made this 1st day of September, 1978, between the Mortgagor, Donald S. Moore and Judy E. Moore, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

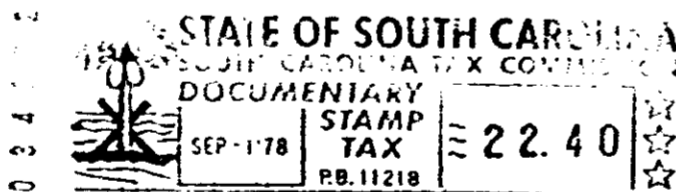
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand and No/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1978.....;

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 situate, lying and being in the County of Greenville, near the City of Greenville, State of South Carolina, on the southern side of Mountain Brook Trail and known and designated as Lot No. 12 of a subdivision known as Holly Hill Estates, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB at Page 167, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 11 and 12 and running thence with the joint line of said lots, S. 53-02 E., 496.0 feet to an iron pin; running thence S. 32-10 W., 123 feet to an iron pin at the joint corner of Lots No. 12 and 14; running thence, N. 53-02 W., 513 feet to an iron pin on the southern side of Mountain Brook Trail; running thence with the southern side of said trail, N. 36-58 E. 200 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Robert H. Freeland and Terry T. Freeland of even date to be recorded herewith.



which has the address of Route 7, Mountain Brook Trail, Greenville, S. C.  
(Street) (City)  
(State and Zip Code) (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.

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