

FILED
GREENVILLE CO. S. C.
OCT 13 11 36 AM '78
DANNIE S. TANKERSLEY
R.M.C.

BOOK 1448 PAGE 772

MORTGAGE

THIS MORTGAGE is made this 10th day of October, 1978, between the Mortgagor, Robert W. Faid and D. Jean Faid, (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").

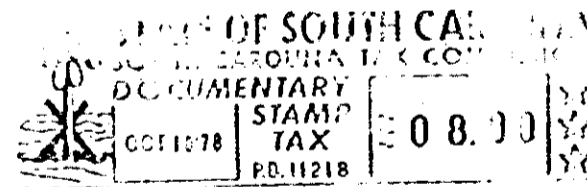
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and 00/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northern side of Longmeadow Road, near the Town of Taylors, in the County of Greenville, State of South Carolina, and being shown and designated as Lot 52 on a plat of Brook Glenn Gardens recorded in the RMC Office for Greenville County in Plat Book JJJ, at page 85, and having according to said plat the following metes and bounds, to-wit:

Beginning at the joint front corner of Lots 52 and 53 on Long Meadow Road and running thence along the line of Lot 53, N. 1-07 E. 165 feet to the joint rear corner of Lots 51, 52 and 53, thence along the joint line of Lots 51 and 52, S. 63-03 E. 130.2 feet to the joint front corner of Lots 51 and 52 on Kensington Road; thence along the curve of said Road, the chords of which is S. 12-38 W. 49.3 feet to a point; thence continuing along said curve, the chord being S. 3-31 W., 45.7 feet to a point at the intersection of Long Meadow Road and Kensington Road; thence following the curve of the northwestern corner of said intersection, the chord of which is S. 50-10 W., 34.35 feet, to a point on Kensington Road; thence N. 83-11 W. 80 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Kenneth L. Paxton, dated October 10, 1978, and filed October 10, 1978, in the RMC Office of Greenville County, South Carolina, in Deed Book 1089 at Page 608.



which has the address of 2 Longmeadow Road, Taylors, South Carolina, (City) 29687 (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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