

FILED  
GREENVILLE CO. S. C.

OCT 23 12 14 P M '78

BOOK 1447 PAGE 717

# MORTGAGE

THIS MORTGAGE is made this 20th day of October, 1978, between the Mortgagor, Kenneth E. Safford and Katherine S. Safford, (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 SIXTY-TWO THOUSAND FIFTY and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the southwestern side of Knollwood Drive, and being known and designated as Lot No. 4 on a Plat of "Property of Donald E. Baltz" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N at Page 59, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point on the southwestern edge of Knollwood Drive, at the joint front corner of Lots 3 and 4, and running thence along Knollwood Drive S. 58-46 E. 10.6 feet to a point; thence continuing along the southwestern edge of Knollwood Drive, S. 62-28 E. 104.4 feet to a point; thence continuing along the southwestern edge of Knollwood Drive, S. 71-46 E. 15 feet to a point; thence along the line of Baltz land, S. 27-54 W. 89.6 feet to a point; thence S. 72-50 W. 128.5 feet to a point; thence along the line of Wilkins Norwood land, N. 64-55 W. 49.7 feet to a point; thence along a line of Lot 3, N. 31-14 E. 181.3 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as "Property of Donald E. Baltz" on a Plat dated January 24, 1972, prepared by Campbell & Clarkson, Surveyors, Inc., and having, according to said Plat, the following metes and bounds:

(SEE ATTACHED SHEET FOR CONTINUATION)

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY TAX  
24.00

which has the address of 415 Knollwood Drive, Mauldin, (City)  
S. C. 29662 (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 seized 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.

GCTO --- 2 OCT 20 78 A 11 A 4.00CT

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