

Mortgagee mailing address: 301 College Street, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

BOOK 1449 PAGE 433

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D. LANE S. TAMPORIELLO  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 30th day of October, 1978, between the Mortgagor, James M. League, Jr. and Andrea P. League, (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 Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 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 December 1, 2006.

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 the buildings and improvements thereon lying and being at the westerly intersection of Sun Meadow Road and Silver Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 108 on map entitled "Map No. 3, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R at Page 86, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Silver Creek Road, said pin being the joint front corner of Lots 107 and 108 and running thence S. 38-48-46 W. 140 feet to an iron pin; thence S. 51-11-14 E. 185.22 feet to an iron pin on the westerly side of Sun Meadow Road; thence with the westerly side of Sun Meadow Road N. 39-07-38 E. 111.42 feet to an iron pin at the intersection of Sun Meadow Road and Silver Creek Road; thence with said intersection N. 05-28-41 W. 35.60 feet to an iron pin on the southerly side of Silver Creek Road; thence with the southerly side of Silver Creek Road, N. 50-05-00 W. 161.01 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the mortgagors by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. dated May 17, 1976 and recorded May 21, 1976 in Deed Volume 1036 at Page 670 in the RMC Office for Greenville County, S. C.

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which has the address of 108 Silver Creek Road, Greer, South Carolina (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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