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BOOK 1449 PAGE 100

MORTGAGE

THIS MORTGAGE is made this 9th day of November, 1978, between the Mortgagor, Ira D. Pate and Sharon R. Pate, (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 Thirty-Five Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 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, 2008.....;

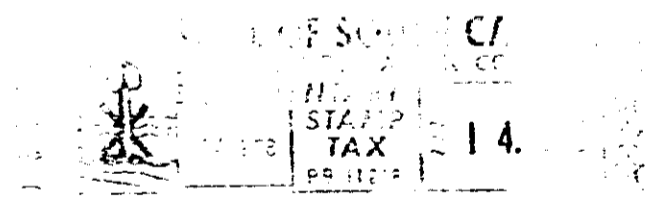
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the Town of Mauldin, County of Greenville, State of South Carolina, situate, lying and being on the southern side of Drury Lane and being known and designated as Lot No. 135 of GLENDALE Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Drury Lane at the joint front corner of Lots 132 and 135 and running thence with the southern side of Drury Lane, S.78-44 E. 100 feet to a point at the joint front corner of Lots 135 and 136; thence S.11-16 W. 175 feet to a point at the joint rear corner of Lots 135 and 136; thence N.78-44 W. 100 feet to a point at the joint rear corner of Lots 134 and 135; thence N.11-16 E. 175 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Edward A. Maas and Beulah M. Maas recorded in the RMC Office for Greenville County on November 9, 1978.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.



which has the address of 210 Drury Lane Mauldin, South Carolina 29662 (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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