

GREENVILLE CO. S.C.  
11 13 11 05 11 11  
SOUTH CAROLINA

BOOK 1449 PAGE 909

# MORTGAGE

THIS MORTGAGE is made this 10th day of November, 1978, between the Mortgagor, George H. Tempenis and Eva G. Tempenis, (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").

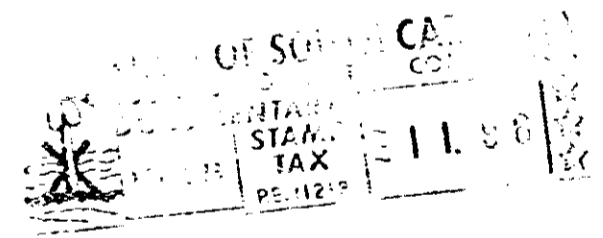
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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 lot of land in Greenville County, State of South Carolina, being shown as Lot No. 24, Section 3 of Farmington Acres, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Etowah Drive at the joint front corner of Lots 23 and 24, and running thence N. 28 W., 142.8 feet; thence N. 61-16 E., 110 feet; thence S. 28 E., 143.9 feet to a point on Etowah Drive; thence with Etowah Drive S. 62 W., 110 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of David Allen Woodall recorded in the R.M.C. Office for Greenville County on November     , 1978, in Deed Book 1091, Page 657.



which has the address of 33 Etowah Drive Greenville, South Carolina (herein "Property Address");  
(Street) (City) (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 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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