

GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE is made this _____ day of December 20, 1978, between the Mortgagor, Salomon Arias and Betty Arias, (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").

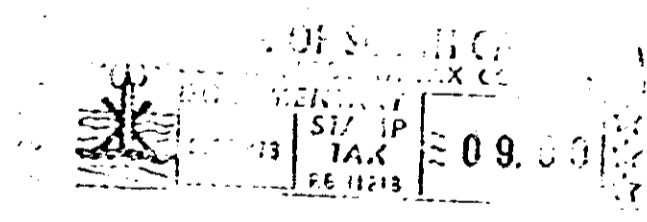
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand, Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2004.....;

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 on the northeasterly side of Winthrop Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 125, College Heights, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Page 75, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeasterly side of Winthrop Avenue at the joint front corner of Lots 125 and 126, and running thence along the common line of said Lots N 70-37 E 190.3 feet to a point; thence S 19-17 E 75 feet to an iron pin, joint rear corner of Lots 124 and 125; thence along the common line of said Lots 124 and 125 S 70-37 W 190.3 feet to an iron pin on the northeasterly side of Winthrop Avenue; thence along the said Winthrop Avenue N 19-23 W 75 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Mary H. Putnam as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1094, Page 107, on December 20, 1978.



which has the address of 101 Winthrop Avenue Greenville, S. C. 29607 (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 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.

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