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GREENVILLE CO. S. C.

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 4th day of January, 1979, between the Mortgagor, Richard A. Curtis and Dorothy J. Curtis, (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").

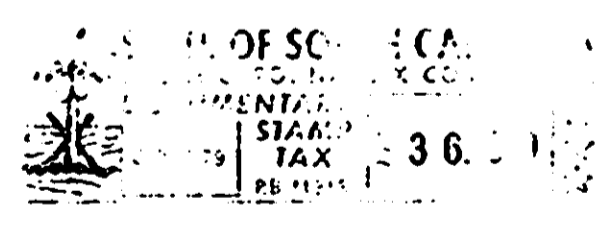
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and No/100 (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2009.

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 in the County of Greenville, State of South Carolina, bounded on the North, South and East by Altamont Road, and bounded on the West by property of Bridger, and being shown and designated as a 1.37 acre tract on plat prepared by Carolina Surveying Company, January 2, 1979, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Altamont Road, said point being the extreme Southerly point of the property herein conveyed, and being the common corner of Bridger property, and running thence with the center line of Altamont Road, the following courses and distances: N. 58-12 E. 100 feet; N. 35-14 E. 100 feet; N. 9-34 E. 100 feet; N. 15-42 W. 67.1 feet; N. 48-42 W. 37 feet; N. 79-07 W. 100 feet; and N. 88-59 W. 125 feet to the common Northerly corner of the property herein conveyed and property of Bridger; thence with the common line of Bridger property, S. 1-50 E. 168.7 feet; S. 68-30 E. 92.6 feet; S. 32-39 E. 68.0 feet; and S. 12-26 W. 85.3 feet to a point in the center of Altamont Road, the point of beginning.

This being the same property acquired by the Mortgagors herein by deed of James W. Campbell, Barbara A. Campbell and James W. Campbell Co., Inc., a South Carolina Corporation recorded in the RMC Office for Greenville County in Deed Book 1078 at Page 983 on May 11, 1978.



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which has the address of Altamont Road, Greenville, 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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