

GREENVILLE S.C.
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COUNTY CLERK'S OFFICE

1455 PMS 62

MORTGAGE

THIS MORTGAGE is made this 12th day of January, 1979, between the Mortgagor, Ben C. Williams, (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").

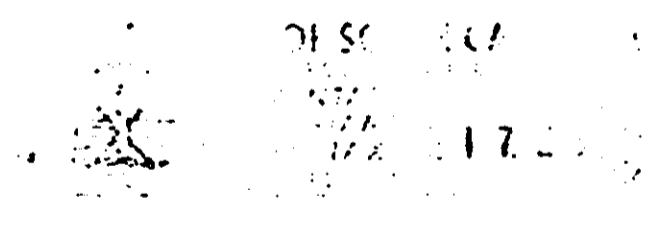
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three Thousand Two Hundred and No/100 (\$43,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 12, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 4 on plat of Heathwilde Subdivision, recorded in the RMC Office for Greenville County S. C., in Plat Book 69, page 139 and by a more recent plat prepared by Robert B. Bruce, Surveyor, dated December 29, 1978, entitled Property of Ben C. Williams, recorded in the RMC Office for Greenville County, S. C., in Plat Book 1-3, page 75, and having, according to said more recent plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Canterbury Road, joint front corner of lots 4 and 5 and running thence along the common line S 22-30 E 250 feet to an iron pin; thence turning and running along the rear of lot No. 4 S 17-30 W 225 feet to an iron pin, joint rear corner of lots 3 and 4; thence turning and running with the common line of lots 3 and 4 N 22-30 W 250 feet to an iron pin on the easterly side of Canterbury Road; thence with the right of way of Canterbury Road N 17-30 E 225 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Avery H. Turner and Essie Turner recorded in the RMC office for Greenville County, S. C., in Deed Book 1593, page 66 on July 26, 1974.



which has the address of Lot No. 4 Canterbury Road Piedmont 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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