

Feb 15 10 13 AM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of February, 1979, between the Mortgagor, Paul D. Montjoy and Katie G. Montjoy, (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-FIVE THOUSAND and No/100-----(\$45,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 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 November 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 15 of Millcreek Estate as shown on plat entitled Millcreek Estate, prepared by Freeland Associates, dated April 8, 1974 recorded for particular reference in Plat Book 4-X at Pages 87 and 88 in the RMC Office for Greenville County, South Carolina.

BEGINNING at an iron pin at the joint front corner of Lot 15 and 16 and running thence along Mill Creek Road S 30-06 W 100 feet to an iron pin; thence S 38-02 W 100 feet to an iron pin; thence S 45-10 W 80 feet to an iron pin; thence S 51-30 W 80 feet to the joint front corner of Lot 15 and 14; thence proceed from joint front corner of Lot 15 and 14 and run N 28-20 W 280.8 feet to an iron pin, joining rear lots of 15 and 14; thence from joint rear corner of Lot 15 and 14 proceed N 36-17 E 184.0 feet to an iron pin being joint rear lots 15 and 16; thence leave said iron pin and run S 64-06 E 283.5 feet to an iron pin, the point of beginning.

THIS property was conveyed by the Mill Creek, a limited partnership to the above Mortgagors by deed dated August 15, 1977 and recorded in the RMC Office for Greenville County, South Carolina in Deeds Vol. 1062 at Page 624 on August 15, 1977.

which has the address of Mill Creek Road Piedmont
South Carolina 29673 (herein "Property Address");
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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