

FILED
GREENVILLE CO. S. C.
MAR 23 4 01 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1400 PAGE 644

MORTGAGE

THIS MORTGAGE is made this 23rd day of March, 1979, between the Mortgagor, Charles E. Lee and Sally P. Lee, (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-two Thousand~~ Seven Hundred Fifty Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 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 April 30, 2009.....; *CEL*

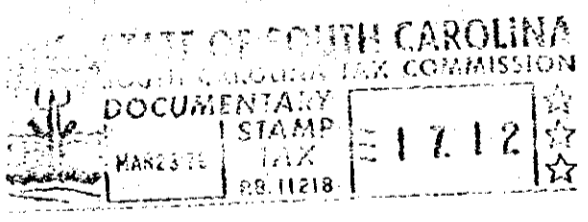
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 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. 25 on a plat of Woodhedge, Section II, prepared by Piedmont Engineers and Architects dated December 21, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina in plat book 5P at page 62, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Woodbend Court and running thence North 39-41 East, 75.6 feet to an iron pin; thence still with said Court North 35-00 East, 34.4 feet to an iron pin; running thence South 51-56 East, 194.53 feet to an iron pin; thence South 42-17 West, 95.0 feet to an iron pin; thence South 46-56 West, 21.0 feet to an iron pin; thence North 50-12 West, 184.69 feet to an iron pin on Woodbend Court, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of the Fortis Corporation dated March 1, 1979 and recorded on March 23, 1979 in the R.M.C. Office for Greenville County, South Carolina in ~~mortgage~~ Deed book 1099 at page 145.

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which has the address of 6 Woodbend Court, Mauldin, South Carolina, (Street) (City)
29662 (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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