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GREENVILLE CO. S. C.

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RONNIE S. TANKERSLEY
R.M.C.

HAYNSWORTH, PERRY, BRYANT,
MARION & JOHNSTON, ATTORNEYS

VOL 1461 PAGE 17

MORTGAGE

THIS MORTGAGE is made this 27th day of March, 1979, between the Mortgagor, Thomas D. Whitmire, III and Sarah S. Whitmire, (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").

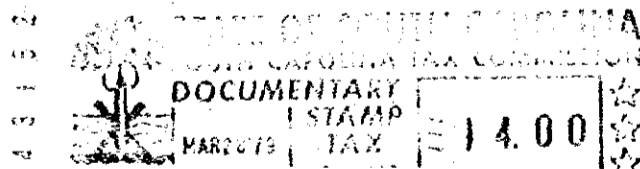
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five thousand and no/100ths (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 27, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 buildings and improvements thereon, lying and being on the Southerly side of Crescent Avenue in the City of Greenville, South Carolina, being shown and designated as Lot No. Three (3) and the Western portion of Lot No. Four (4) of "Addition No. 1 to Forest Hills" as shown on a plat made by Dalton & Neves Engineers, March 1937, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book D, at pages 226 and 227, and a small triangular portion of property formerly designated East Lanneau Drive, and having according to a more recent survey entitled "Property of Thomas D. Whitmire, III and Sarah S. Whitmire dated March, 1979, prepared by Dalton & Neves Engineers, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Crescent Avenue, said pin being the joint front corner of Lots 2 and 3, and running thence with the Southerly side of Crescent Avenue on a curve, the chord of which is S. 87-13 E. 90 feet to an iron pin, thence continuing with said Avenue on a curve, the chord of which is N. 83-05 E. 45 feet to iron pin, thence on a line through Lot No. 4 S. 2-55 E. 229 feet to an iron pin, thence S. 18-50 W. 19.7 feet to iron pin, thence S. 46-03 W. 33.8 feet to iron pin, thence S. 67-44 W. 107.7 feet to an iron pin, the joint rear corner of Lots 2 and 3, thence with common line of said lots N. 2-55 W. 311 feet to iron pin, the point of the beginning.

THIS is the same property conveyed unto mortgagors herein by deed of James H. Johnson dated March 19, 1979, recorded MARCH 23, 1979, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1099 at page 384.



which has the address of 714 Crescent Avenue, Greenville,
(Street) (City)
South Carolina 29601 (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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