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MORTGAGE
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THIS MORTGAGE is made this 29th day of March,
1979, between the Mortgagor, S. T. Peden,
(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 Sixty-Two-Thousand
and 00/100 (\$62,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (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 those pletes, parcels and Lots of land with the improvements
thereon or to be erected thereon in the County of Greenville, State
of South Carolina, in Gantt Township, know and designated as Lots
Number 11 and Number 12, on Driver Avenue, on a Plate of the property
of S. T. Peden by R. B. Bruce, dated March 20, 1979, noted in
Plat Book _____ at Page _____, office of the R. M. C. for Greenville
County, and having the following metes and bounds:

BEGINNING at an iron pin joint front corner of Lots Number 10
and 11 on Driver Avenue, and running along Driver Avenue North 70-05
West, 100 Feet to an iron pin at joint corner of Lots Number 11 and
12; thence, North 70-05 West, 100 Feet along Driver Avenue to an iron
pin being the joint front corner of Lots Number 12 and 13; thence South
19-55 West, 150 Feet along line of Division of Lots Number 12 and 13
to an iron pin in Line of Lot Number 14; thence South 70-05 East,
100 Feet to an iron pin at joint rear corner of Lots Number 12 and 11;
thence South 70-05 East 100 Feet to an iron pin at joint rear corner
of Lots 11 and 10; thence North 19-55 East, 150 feet along Line of
Division of Lots 10 and 11 to an iron pin at Driver Avenue, the point
of beginning.

THIS property is subject to Building Restrictions and Protective
Convenants as noted in Deed Volume 818 at Page 102.

THIS property is shown on the Books of the Auditor for Greenville
County as being in Tax District 156-W G 1.4-1-156 and Tax District
156-WG 1.4-1-157, same having been conveyed to grantor by Deed of
William Maxwell dated April 10, 1969 and recorded in Volume _____,
Page _____ on April 17, 1969.

which has the address of Driver Avenue, Greenville,
(Street) (City)
South Carolina (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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