

FILED
GREENVILLE CO. S.C.

APR 11 11 54 AM '79

JOHN S. TANNERLEY
R.M.C.

VOL 1462 PAGE 833

MORTGAGE

THIS MORTGAGE is made this 10th day of April, 1979, between the Mortgagor, Gary F. Caldwell and Leigh W. Caldwell, (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").
(\$47,400.00)

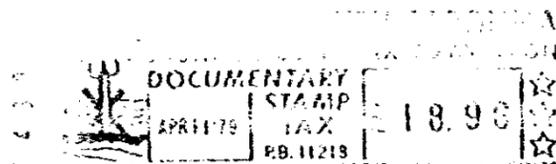
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven thousand four hundred & No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 10, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1st...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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 66 on Plat of Survey of Palmetto Downs Subdivision, Section I, recorded in Plat Book 6H at Page 82 in the RMC Office for Greenville County and also shown on Plat of said lot prepared by Freeland & Associates, RLC No. 4781, dated April 9, 1979, to be recorded herewith. The property is described by metes and bounds more particularly as follows:

BEGINNING on the northeastern side of Saddlewood Lane at the joint corner of Lots No. 66 and 67 and running thence N. 53-57 E. 179.96 feet to an iron pin at the joint rear corner of Lots 66 and 67; thence S. 45-24 E. 82.03 feet to an iron pin at the joint rear corner of Lots 65 and 66; thence S. 50-08 W. 190.31 feet to an iron pin on the northeast side of Saddlewood Lane; thence with Saddlewood Lane N. 39-52 W. 62.55 feet to an iron pin; thence N. 34-38 W. 31.19 feet to an iron pin, the point of beginning.

DERIVATION: Deed of the Fortis Corporation, recorded April 11, 1979, in the RMC Office for Greenville County in Deed Book 1100 at Page 286.



which has the address of Lot No. 66 Palmetto Downs, Greenville,
(Street) (City)
S. C. 29615 (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 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.

GCTO --- 1 APR 11 79 707

3-50C1

0.833

4328 RV-2