

FILED
GREENVILLE CO. S. C.
APR 11 12 04 PM '79
CONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 11th day of April, 1979, between the Mortgagor, Daniel Eugene Ross and Glenna S. Ross, (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 Eighteen Thousand Five Hundred and no/100ths (\$18,500.00) -- Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 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 1, 2004.....;

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, with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Edwards Road, being shown as a portion of Lot 316 on plat of Cherokee Forest, recorded in the R.H.C. Office for Greenville County in Plat Book EE at Pages 78 and 79, and a small portion of Lot 1 on plat of Pine Brook Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book Z at Page 148, and having according to a survey made by Campbell and Clarkson, dated May 7, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Edwards Road at the joint corner of Lots 317 and 316 of Cherokee Forest and running thence N. 33-30 W. 214.5 feet to an iron pin; thence N. 56-30 E. 70 feet to an iron pin; thence S. 59-28 E. 157.7 feet to an iron pin on the northwestern side of Edwards Road; thence along Edwards Road S. 27-05 W. 30 feet to an iron pin; thence still along Edwards Road S. 28-30 W. 113.2 feet to the beginning point.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This being the exact property conveyed unto Daniel Eugene Ross and Glenna S. Ross by deed of Genora G. Spears, Individually and as Executrix of the Estate of Johnnie E. Spears, dated and recorded concurrently herewith.



which has the address of 3103 Edwards Road Taylors,
(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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