

FILED
GREENVILLE CO. S. C.

APR 13 4 19 PM '79

DONNIE S. TANKERSLEY
R.M.C.

VOL 1453 PAGE 159

MORTGAGE

THIS MORTGAGE is made this 13th day of April, 1979, between the Mortgagor, DAVID F. EBERT and KATHLEEN A. EBERT, (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 ONE THOUSAND, EIGHT HUNDRED THIRTY FIVE & 65/100----- Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 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, 2003.....;

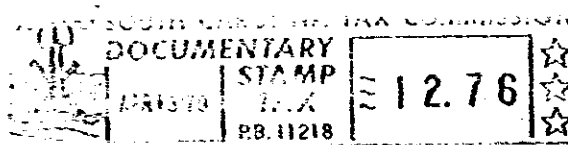
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Edwards Mill Road, being shown and designated as Lot 34 on a plat of EDWARDS FOREST, Section 4, recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, Page 82, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Edwards Mill Road at the joint front corner of Lots 34 and 35, and running thence with the joint line of said lots, S. 9-32 W. 184.7 feet to an iron pin in the rear line of Lot 39; thence along the rear line of Lots 39 and 40, N. 83-42 W. 40.7 feet to an iron pin and N. 88-38 W. 93.3 feet to an iron pin at the joint rear corner of Lots 33 and 34; thence with the joint line of said lots, N. 21-36 E. 206.1 feet to an iron pin on the southern side of Edwards Road; thence with the southern side of said Edwards Road, S. 79-30 E. 90 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Robert D. Wickwire and Sylvia G. Wickwire, dated April 13, and recorded simultaneously herewith.

GCTO -----2 AP13 79 187 3.5001



which has the address of 511 Edwards Mill Road Taylors,
(Street) (City)
South Carolina 29687 (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.

4328 RV.2

0159