

GREENVILLE CO. S. C.

APR 23 1 38 PM '79

BONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 20th day of April, 1979, between the Mortgagor, Robert A. Van Voorhis, III and Karen W. Van Voorhis, (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 Fifty-Seven Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 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, 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 situate, lying and being in the County of Greenville, State of South Carolina, at the southeastern corner of the intersection of Cannon Circle and Riddle Road and being known and designated as Lot No. 137 on a plat of PINE BROOK FOREST Subdivision recorded in the RMC Office for Greenville County in Plat Book 4-X at Pages 48 and 49 and being shown on a more recent plat entitled "Property of Robert A. Van Voorhis, III and Karen W. Van Voorhis", prepared by Carolina Surveying Company, dated April 20, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-D at Page 94, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Riddle Road, joint front corner of Lots 137 and 136 and running thence S.08-45 E. 155.7 feet to an iron pin; running thence S.80-37 W. 146.4 feet to an iron pin on the eastern side of Cannon Circle; running thence with the eastern side of Cannon Circle, N.06-15 W. 62.1 feet to an iron pin; thence continuing with the eastern side of Cannon Circle, N.06-10 E. 90.2 feet to an iron pin at the southeastern corner of the intersection of Cannon Circle and Riddle Road; running thence N.51-10 E. 35.7 feet to an iron pin on the southern side of Riddle Road; running thence with the southern side of Riddle Road, N.87-35 E. 90 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from M. L. Lanford, Jr., recorded in the RMC Office for Greenville County on April 23, 1979.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.

which has the address of Route 14, One Cannon Circle, Greenville
(Street) (City)
South Carolina 29607
(State and Zip Code) (herein "Property Address");

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.

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