

FILED
GREENVILLE CO. S. C.
APR 24 3 47 PM '79
BONNIE S. TANKERSLEY
R.M.C.

VCL 1404 PAGE 157

MORTGAGE

THIS MORTGAGE is made this 23rd day of April, 1979, between the Mortgagor, Salter Enterprises, a Partnership, (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").

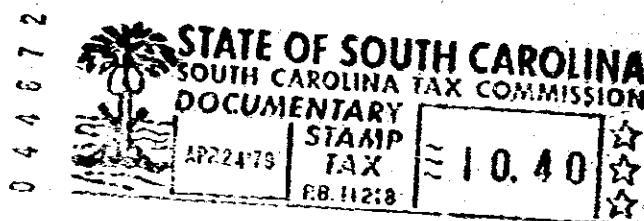
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not 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 piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 29, Block H, on a plat of Highland Terrace Subdivision recorded in the RMC Office for Greenville County, South Carolina in Plat Book D, Pages 238 and 239, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of West Hillcrest Drive, joint front corner of Lots 19 and 20, and running thence N 18-10 E 150 feet to an iron pin; thence N 71-50 W 50 feet to an iron pin, joint rear corner of Lots 20 and 21; thence with the line of Lot 21, S 18-10 W 150 feet to an iron pin in the northern side of West Hillcrest Drive; thence with said Drive S 71-50 E 50 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of William Lee Dunn and Mary T. Dunn as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1100, Page 130, on April 24, 1979.



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which has the address of 112 West Hillcrest Drive Greenville, South Carolina 29609 (herein "Property Address");
(Street) (City) (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.

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