

FILED
GREENVILLE CO. S. C.
APR 26 4 49 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VCL 1404 PAGE 497

MORTGAGE

THIS MORTGAGE is made this 20 TH day of April, 19 79,
between the Mortgagor, Rosa Belle Dean

(herein "Borrower"),
and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

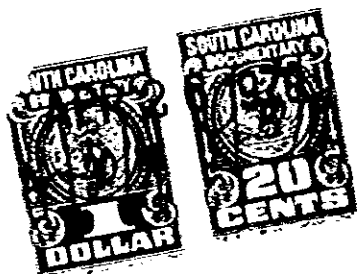
WHEREAS Borrower is indebted to Lender in the principal sum of Two Thousand Nine Hundred Twenty and 20/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 5 years from date;

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 the buildings and improvements thereon, situate, lying and being on the East side of South Florida Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 17, Block "L" on plat of Highland Subdivision revised by Dalton & Neves, Engineers, July 1940, recorded in the RMC Office for Greenville County, S. C. in Plat Book "K" at pages 50 and 51, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the East side of South Florida Avenue, at joint front corner of Lots 17 and 18, Block "L", said pin being 438.5 feet North from the Northeast corner of the intersection of South Florida Avenue and Washington Avenue and running thence with the line of Lot 18 S 89-45 E 193.8 feet to an iron pin and West edge of the right of way of the Piedmont and Northern Railway Company; thence along the West edge of the right of way N 9-15 W 60.9 feet to an iron pin; thence with the line of Lot 16 N 89-45 W 183.7 feet to an iron pin on the East side of South Florida Avenue; thence along the East side of South Florida Avenue S 0-15 W 60 feet to the BEGINNING corner.

This is the same property conveyed to Rosa Belle Dean by deed of Walter A. Dean dated November 24, 1961, recorded on November 28, 1961 in Deed Book 687 at page 317 in the RMC Office for Greenville County, South Carolina.



which has the address of 409 South Florida Avenue Greenville,
[Street] [City]
S. C. 29611 (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.

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