

MAY 9 2 21 PM '79

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 9th day of May, 1979, between the Mortgagor, ICHIRO IZUMI and TAKAKO IZUMI, (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").

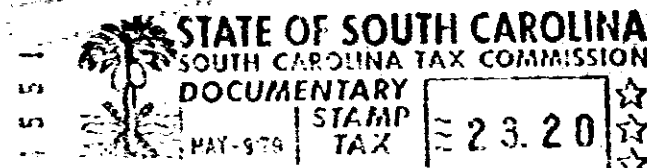
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-EIGHT THOUSAND and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 12009.....;

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 in the State of South Carolina, County of Greenville, lying at the Southeast corner of the intersection of McCarter Avenue with Drexel Avenue (said Drexel Avenue being undeveloped) shown on plat of property of William L. Costner dated September 1959 and recorded in the R.M.C. Office for Greenville County, in Plat Book TT, page 47, and being more particularly described according to a more recent survey entitled "Property of Ichiro Izumi and Takako Izumi" prepared by Freeland & Associates, dated May 7, 1979, as follows:

BEGINNING at the point of intersection of the southern right-of-way of McCarter Avenue with the eastern right-of-way of Drexel Avenue, and running thence with the southern right-of-way of McCarter Avenue, the following courses and distances: S. 75-38 E. 66.7 feet to an iron pin; S. 89-46 E. 108.5 feet to an iron pin at the joint front corner of the property herein described and Lot #113; thence along the joint line of Lots #113 and #114 and the property herein described, S. 3-29 W. 226.5 feet to an iron pin; thence S. 88-22 W. 209.2 feet to an iron pin on the eastern side of Drexel Avenue; thence with the eastern side of Drexel Avenue, N. 6-54 E. 212.0 feet to an iron pin; thence continuing with the eastern side of Drexel Avenue, N. 0-12 E. 20 feet to an iron pin; thence with the curve of the intersection of Drexel Avenue and McCarter Avenue, the chord of which is N. 52-17 E. 30.7 feet to an iron pin on the southern side of McCarter Avenue to the Point of Beginning.

This is the same property conveyed to the Mortgagors herein by Deed of Frances E. McGee dated May 9, 1979 to be recorded herewith.



which has the address of 500 McCarter Avenue Greenville,
(Street) (City)
South Carolina 29607 (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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