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GREENVILLE CO. S. C.  
MAY 9 3 13 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

VOL 1405 PAGE 878

## MORTGAGE

THIS MORTGAGE is made this -----9th----- day of May, 1979 between the Mortgagor, JOHN M. GROCHOWSKI & PATRICIA A. GROCHOWSKI, (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").

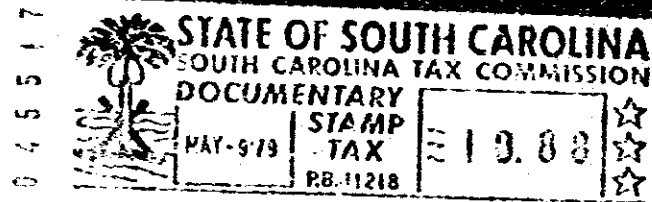
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SEVEN THOUSAND TWO HUNDRED AND 00/100----- Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 State of South Carolina, County of Greenville, shown and designated as Lot no. 138 on plat of Pine Brook Forest, Section 2, recorded in the RMC Office for Greenville County in plat book 4X at page 49 and a more recent plat of Property of John M. and Patricia A. Grochowski-dated May 8, 1979, prepared by Freeland & Associates, and recorded in plat book 7-E at page 64 and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Cannon Circle, joint front corner with Lot 137 and 138 and running thence N. 80-37 E., 226.4 feet to an iron pin; thence turning and running along the rear line of Lot no. 138, S. 35-20 E., 50.0 feet to an iron pin; thence running along the common line of Lots nos. 138 and 139, S. 54-40 W., 220.0 feet to an iron pin on Cannon Circle; thence with said Cannon Circle, N. 35-20 W., 62.2 feet to an iron pin; thence continuing with said Cannon Circle, N. 25-00 E., 90.4 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Ernest Prater and Mary H. Prater, to be recorded of even date herewith.



which has the address of Lot 138, Cannon Circle, Pine Brook Forest, (Street) (City)  
Greenville, S.C. (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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