

Drawer 408
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

Vol 1463 PAGE 426

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MORTGAGE

DOHNIE S. TANKERSLEY
R.M.C.

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THIS MORTGAGE is made this 14th day of May, 1979, between the Mortgagor, Bruce C. Bollinger and Diana W. Bollinger, (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 Thousand Eight Hundred and no/100--- Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 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....;

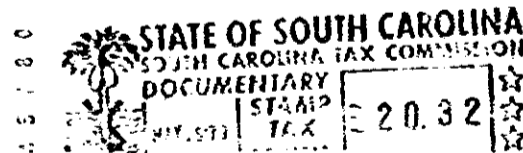
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being on the northern side of Rising Sun Court, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 22, Section 2, of a subdivision known as the Meadows, Plat of which is recorded in the RMC Office for Greenville County in Plat Book 5P, at page 75 and according to said plat, has the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Rising Sun Court, at the joint front corner of Lots 21 and 22, and running thence with the joint line of said lots, N. 54-07 W., 129 feet to an iron pin; thence continuing with said lot, N. 37-45 W., 162 feet to an iron pin in the line of property now or formerly of Deapsey; running thence with that line, S. 84-23 E., 350.4 feet to an iron pin, joint rear corner of lots 22 and 23; running thence with the joint line of said lots, S. 32-23 W., 196.5 feet to an iron pin on the northern side of Rising Sun Court; running thence with the northern side of said Court, which line is curved, the chord of which is S. 85-06 W., 40 feet to an iron pin, point of beginning.

This property is subject to Duke Power right of way, drainage easement and sanitary sewer easement as shown on the recorded plat, and such other easements and restrictions as may appear of record, and particularly to restrictions recorded in the RMC Office for Greenville County in Deed Book 1052, at page 679.

This is the same property conveyed by Deed of United Builders, Inc., recorded May 15, 1979.



which has the address of Rising Sun Court, The Meadows, Lot 22, Taylors, S. C., 29687 (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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