

Drawer 408
Greenville, S. C. 29606

va 1465 on 934

FILED
GREENVILLE CO. S. C.
MAY 18 1 38 PM '79
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of May, 1979, between the Mortgagor, John W. Roberts and Charlotte H. Roberts, (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").

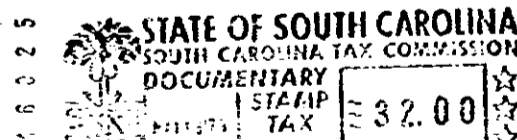
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner 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 Wellesley Way near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 44 on a plat of Huntington Subdivision prepared by Piedmont Engineers and Architects, and having according to a plat entitled "Property of John W. Roberts and Charlotte H. Roberts", prepared by Piedmont Engineers and Architects, dated November 21, 1961, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book VVV at page 127, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Wellesley Way at the joint front corner of Lots Nos. 43 and 44 and running thence with the line of Lot 43 N. 39-27 W. 350.6 feet to an iron pin; thence with the rear line of Lot No. 40 N. 61-34 E. 30 feet to an iron pin; thence with the rear lines of Lots Nos. 47 and 46 N. 85-05 E. 408.5 feet to an iron pin at the joint rear corner of Lots Nos. 44 and 45; thence with the line of Lot No. 45 S. 12-53 E. 160.0 feet to an iron pin on the northern side of Wellesley Way; thence with the northern side of Wellesley Way the following courses and distances: S. 69-08 W. 100.0 feet, S. 54-05 W. 100.00 feet, S. 45-45 W. 100.0 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of H. C. Harper and Hugh B. Croxton dated November 24, 1967, recorded December 4, 1967 in Deed Book 834 at Page 10.



which has the address of Route 2, Wellesley Way, Greenville, S. C. 29607

(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.

GCTO --- 1 MY18 79 764

3.50C1

4328 RV.2

0.954