

FILED
GREENVILLE CO. S. C.
MAY 18 2 22 PM '79
DONNIE S. TANKERSLEY
R.H.C.

Mortgage's Address
P. O. Box 408
Greenville, S. C.
29602

MORTGAGE

Vol 1405 P. 11

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THIS MORTGAGE is made this 15th day of May, 1979, between the Mortgagor, Larry Wayne Richardson and Candace E. Richardson, (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 One Hundred Thirty Five Thousand and No/100 (\$135,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 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, 1984.....;

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville in Glassy Mountain Township, as is shown on a survey of land for C. S. West, prepared by J. Q. Bruce, Registered Surveyor, dated August 1955, being known as the "Evans" land located about two miles north, northwest of Gowansville, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of S. C. Highway No. 11 at the corner of a tract of 48 acres, more or less, and running thence along the line of said tract S. 70-54 W., 1,995 feet to a stake on the south bank of a branch, and running thence S. 89 W., 712 feet to a point in the line of property now or formerly of Pearly Howard; running thence along the line of said property S. 8 W., 781.5 feet to an iron pin witness an old stake by an old pine (down); running thence S. 55 E., 75 feet to an iron pin in an old abandoned road; running thence S. 59-10 E., 100 feet to an iron pin; thence continuing with said old abandoned road S. 70 E., 100 feet to an iron pin; thence continuing with said old abandoned road S. 83-45 E., 100 feet to an iron pin; running thence S. 82-25 E., 156 feet to an iron pin at the corner of property now or formerly of John Williams; running thence along the line of said property S. 73 E., 1,461.9 feet to an old stone at the corner of property formerly of T. D. Davis now Boone and running thence along the line of said property N 68 E., 1,465 feet to a double oak; running thence N. 67-30 E., 86 feet to a post oak on the side of Old Glassy Mountain Road and running thence with the line of Old Glassy Mountain Road N. 0-10 E., 693 feet to an iron pin; running thence N. 82-20 E., 88 feet to a nail in the center of S.C. Highway No. 11; thence with the center of said highway N. 44-55 W., 647.3 feet to a nail; thence continuing with the center of said highway N. 41-35 W., 398 feet to the point of beginning, containing 100.8 acres, more or less.

LESS, HOWEVER, all that certain tract of land situate, lying and being in Glassy Mountain Township, Greenville County, State of South Carolina, containing 12.54 acres, more or less, as shown on a survey for Bernhard Ludvigsen, prepared by W. N. Willis, RLS, on February 21, 1974, and having, according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin about 800 feet west of S.C. Highway No. 11 at the southeast corner of said tract, and running thence S. 69-00 W., 968 feet to an old iron pin; thence S. 69-00 W., 156 feet to an old iron pin; thence N. 74-00 W., 298 feet to an iron pin; thence along a new line through the Ludvigsen Property N. 29-20 E., 234 feet to an iron pin; thence N. 43-26 E., 600 feet to an iron pin; thence N. 89-30 E., 200 feet to an iron pin; thence N. 71-13 E., 240 feet to an iron pin; and thence S. 42-40 E., 553 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Dr. Bernhard Ludvigsen recorded in the R.M.C. Office for Greenville County on May 18th, 1979, in Deed Book 1112, Page 847, which has the address of Route 2, Highway 11, Landrum, (City)

South Carolina (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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