

FILED
GREENVILLE CO. S. C.
MAY 21 9 50 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 18th day of May, 1979, between the Mortgagor, Charles S. Major, Jr. and Margaret N. Major, (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").

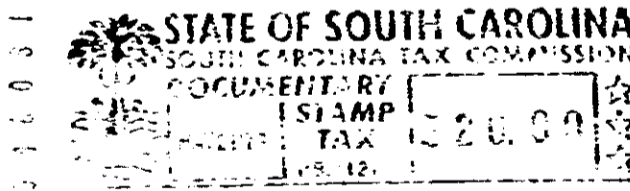
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010.....;

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 City of Greenville, County of Greenville, State of South Carolina on the southern side of Brookside Way being shown and designated on a plat for Mr. and Mrs. Charles Major by Webb Survey and Mapping Co., dated January 1977, revised March 1979 and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the southern side of the right of way of Brookside Way said iron pin being located approximately 119.6 feet southwest of the intersection of Heather Way and Brookside Way at the joint front corner of property now or formerly of Gertrude C. McCain and running thence south 8-48 W 304.6 feet to an iron pin; thence south 66-35 W 129.53 feet to an iron pin; thence north 30-04 W 267.6 feet to an iron pin on the southern side of the right of way of Brookside Way; thence along the southern right of way of said Brookside Way the following courses and distances; N 28-31 E 90.3 feet to an iron pin; N 40-13 E 104.2 feet to an iron pin, N 79-24 E 83.6 feet to an iron pin, and south 63-26 E 119.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to Charles S. Major, Jr. by deed of Gerda T. McCahan recorded July 25, 1977 in the RMC Office for Greenville County in Deed Book 1061, Page 171. By deed dated May 17, 1979 and recorded herewith in the RMC Office for Greenville County, South Carolina, the said Charles S. Major, Jr. has conveyed an undivided one-half interest in the property to Margaret N. Major.



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which has the address of 100 Brookside Way Greenville, S. C.,
(Street) (City)
(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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