

Drawer 408
Greenville, S. C.

GREENVILLE CO. S. C.
FILED
MAY 23 11 28 AM '79
DONNIE S. TANKERSLEY
R.M.C.

VCL 1467 PAGE 394

MORTGAGE

THIS MORTGAGE is made this 22nd day of May, 1979, between the Mortgagor, Walker G. Birdsong and Patricia A. Birdsong, (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").

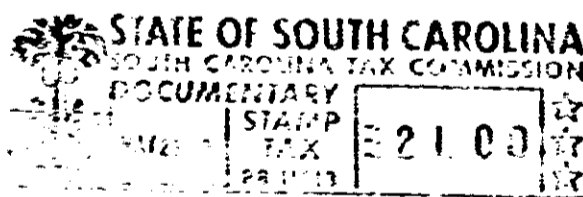
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-two Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 22 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land situate, lying and being on the northwestern side of Talltree Lane, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 25 of a subdivision known as Pebble Creek, Phase II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 6H at page 87 and according to said plat, has the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Talltree Lane at the joint front corner of Lots Nos. 24 and 25 and running thence with the joint line of said lots N. 64-46-30 W. 101.35 feet to an iron pin at the joint rear corner of Lots 23, 24 and 25; running thence with Lot 23 N. 7-24-25 W. 106 feet to an iron pin at the joint corner of Lots 21, 22, 23 and 25; running thence with Lot 21 N. 82-32 E. 53.53 feet to an iron pin at the corner of Lots 21, 25, and 26; running thence with Lot 26 S. 59-25 E. 128.34 feet to an iron pin on the northwestern side of Talltree Lane, joint front corner of Lots 25 and 26; running thence with the northwestern side of said Lane S. 32-30 W. 56.9 feet; thence continuing with said Lane S. 35-45-27 W. 50.44 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Pebblepart, Ltd. to be recorded simultaneously herewith.



which has the address of Lot 25, Phase II, Pebble Creek Taylors,
(Street) (City)
South Carolina 29687 (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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