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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

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THIS MORTGAGE is made this 29th day of May 1979, between the Mortgagor, RODNEY M. PIPER, JR. and JANE EATMAN PIPER (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street Columbia, South Carolina (herein "Lender").

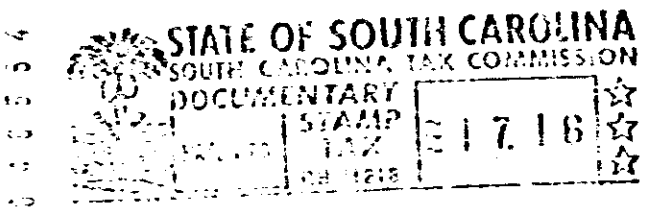
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand Eight Hundred Fifty and No/100ths-(\$42,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 at the Southwestern corner of the intersection of Hialeah Road and Carolina Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 336 as shown on a plat entitled "Map of Gower Estates, Section B" prepared by R. K. Campbell, dated December, 1961, recorded in the R.M.C. Office for Greenville County in Plat Book XX at Pages 36 and 37 and having according to said plat and a more recent survey entitled "Property of Rodney M. Piper, Jr. and Jane Eatmon Piper" prepared by Charles F. Webb, dated May, 1979, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Hialeah Road at the joint front corner of Lots Nos. 335 and 336 and running thence with the line of Lot No. 335 N. 76-41 W. 175 feet to an iron pin in the line of Lot No. 301; thence with the line of Lot No. 301 N. 13-19 E. 85 feet to an iron pin on the Southern side of Carolina Avenue; thence with the Southern side of Carolina Avenue the following courses and distances: N. 88-15 E. 116.9 feet to a point, thence N. 82-44 E. 37.4 feet to a point, thence S. 42-24 E. 32.9 feet to a point on the Western side of Hialeah Road; thence with the Western side of Hialeah Road S. 13-19 W. 110 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Robert H. Purkerson, dated May 29, 1979, recorded in the R.M.C. Office for Greenville County in Deed Book 1163 at Page 502 on May 29, 1979.



which has the address of 4 Hialeah Road Greenville, South Carolina 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 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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