

FILED  
GREENVILLE CO. S. C.

MAY 30 12 04 PM '79

DONNIE S. TANKERSLEY  
R.H.C.

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# MORTGAGE

THIS MORTGAGE is made this --25th-- day of MAY, 1979 between the Mortgagor, DAVID GEORGE SIMPSON & JOANN M. SIMPSON, (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").

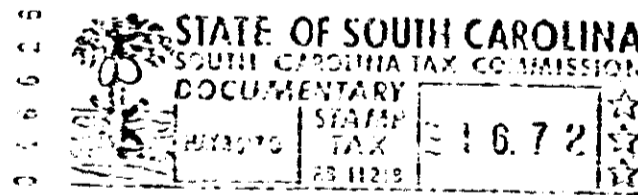
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-ONE THOUSAND EIGHT HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated MAY 25, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot no. 62 on plat of Brook Glenn Gardens, recorded in the RMC Office for Greenville County in Plat Book JJJ at pages 84 and 85 and a more recent plat of Property of David George Simpson and Jo Ann M. Simpson, dated May 24, 1979, prepared by Freeland & Associates, and recorded in plat book 7-E at page 55, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Longmeadow Road, joint front corner of lots 63 and 62 and running thence S. 1-50 W., 189.2 feet to an old iron pin; thence S. 23-37 W., 32.1 feet to an iron pin on line of creek; thence along said creek, N. 49-54 W., 125.1 feet to an old iron pin; thence turning and running along the common line of lots 62 and 61, N. 1-50 E., 140.9 feet to an iron pin on Longmeadow Road; thence with said Road, S. 88-10 E., 110.0 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Jerry D. and Parrie Jean Hatley, to be recorded of even date herewith.



which has the address of 19 Longmeadow Road, Taylors, S.C.  
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 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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