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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

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THIS MORTGAGE is made this 1st day of June, 1979, between the Mortgagor, GLENN E. CHRISTIANSON and JANICE KAY CHRISTIANSON, (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 Twenty-seven Thousand Nine Hundred Sixteen and 97/100-- Dollars, which indebtedness is evidenced by Borrower's note dated June 1st, 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 July 1st, 2005.

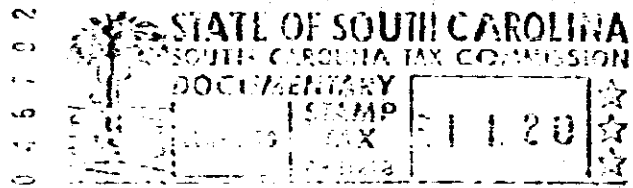
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all buildings and improvements thereon, situate, lying and being on the southeastern side of Coventry Lane, in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 78 and a portion of Lot No. 79 as shown on a plat entitled PROPERTY OF CENTRAL DEVELOPMENT CORPORATION, made by Dalton & Neves, dated October, 1951, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Coventry Lane at the joint front corner of Lots Nos. 77 and 78 and running thence along the common line of said Lots, S. 68-03 E., 212 feet to an iron pin; thence along the common line of Lots Nos. 78 and 92, N. 4-0 W., 94 feet to an iron pin at the joint rear corner of Lots Nos. 78 and 79; thence N. 42-50 E., 33 feet to an iron pin; thence a new line through Lot No. 79, N. 58-50 W., 145.3 feet to an iron pin on the southeastern side of Coventry Lane; thence along the southeastern side of Coventry Lane, S. 40-18 W., 44 feet to an iron pin; thence with the curve of the southeastern side of Coventry Lane, the chord of which is S. 36-03 W., 100 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Charles R. Douglas and LeNelle S. Douglas to be recorded simultaneously herewith.

The above plat of Property of Central Development Corporation is recorded in Plat Book BB at pages 22 and 23 in the RMC Office for Greenville County, S. C.



which has the address of 34 Coventry Lane Greenville,
(Street) (City)
South Carolina 29609 (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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