

LEATHERWOOD, WALKER, TODD & MANN

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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 25th day of May, 1979, between the Mortgagor, Milburn L. Riley and Frankie Harrison Riley, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

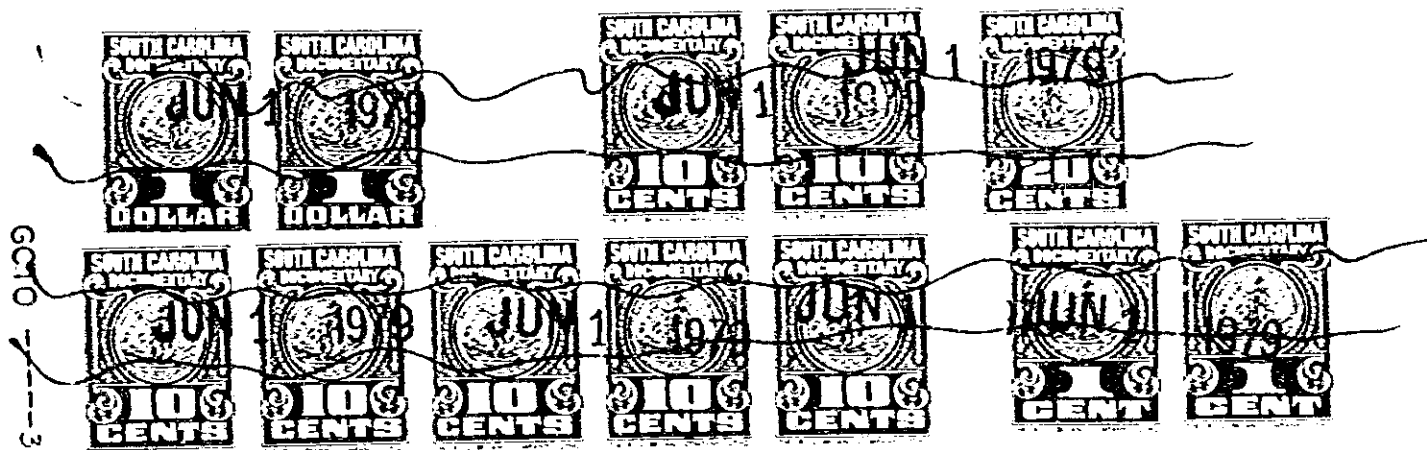
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Two Hundred and Seventeen Dollars and 42/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1986

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 lot of land in Greenville County, State of South Carolina on the northern side of Overton Avenue being shown as Lot 1 on plat entitled Cedar Vale recorded in Plat Book 000, at Page 13 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Overton Avenue at the joint front corner of Lot 2 and running thence with the line of Lot 2 N 23-30 E 170.3 feet to an iron pin; thence N 67-51 W 78.4 feet to an iron pin; thence N 65-47 W 21.6 feet to an iron pin; thence S 23-30 W 169 feet to an iron pin on the northern side of Overton Avenue; thence with the northern side of Overton Avenue S 66-41 E 100 feet to the beginning corner.

This conveyance is made subject to protective covenants, easements and rights of way of record. This is one of the lots conveyed to the grantor herein by deed of Jack E. Shaw Builders, Inc., dated July 30, 1970 and recorded on August 3, 1970 in the R.M.C. Office for Greenville County, S. C. in Deed Book 895, at Page 274.



which has the address of 200 Overton Avenue Greenville

South Carolina 29609 (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 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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