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DONNIE S. PARKERSLEY
R.M.C.

VR 1469 PAGE 30

MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1979, between the Mortgagor, William A. Gantt, Jr. and Brenda R. Gantt, (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").

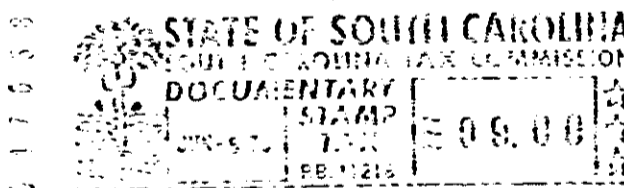
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100ths (\$22,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2004.....;

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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 7, Phillips Lane, on plat recorded in the Greenville County R.M.C. Office at Plat Book B, at Page 189, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Phillips Lane, at the common front corner of Lots 7 and 8, and running thence with Phillips Lane N47-11E 70 feet to an iron pin at the joint front corner of Lots 6 and 7; thence continuing along the common boundary line of Lots 6 and 7 S42-29E 153.8 feet to an iron pin, thence turning S47-11W 70 feet to the joint rear corner of Lots 7 and 8, thence continuing along the common line of Lots 7 and 8 N42-29W 153.8 feet to the point of beginning.

This being the same property conveyed unto William A. Gantt, Jr. and Brenda R. Gantt, by deed of Seaborn Curtis Rush, dated and recorded concurrently herewith.



which has the address of 109 Phillips Lane Greenville, South Carolina (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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