

FILED
GREENVILLE CO. S. C.

Vol 1409 No 151

MORTGAGE

JUN 5 3 40 PM '79

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of June, 1979, between the Mortgagor, Stephen J. Henry and Barbara L. Henry (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").

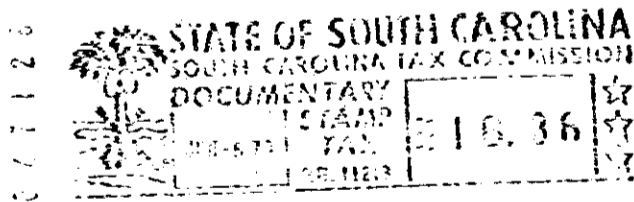
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Eight Hundred Fifty and No./100 (\$40,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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: City of Greenville,

ALL that piece, parcel or lot of land situate, lying and being on the western side of Jones Avenue, being known and designated as Lot No. 1 as shown on plat entitled "Property of Parrish - Gower and Martin", dated April, 1930, prepared by Dalton & Neves, and recorded in the R.M.C. Office for Greenville County in Plat Book H, at Page 176 and having, according to a more recent survey entitled Property of Stephen J. Henry and Barbara L. Henry, dated May 25, 1979 and prepared by Carolina Surveying Company and recorded in the R.M.C. Office for Greenville County at Plat Book 7F, Page 78, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Jones Avenue at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said lots, N 89-12 W. 175 feet to a point at a 15 foot alley; thence running with said alley, S 0-48 W. 61 feet to a point; thence running S 89-12 E. 175 feet to an iron pin on the western side of Jones Avenue; thence running with the western side of Jones Avenue N 0-48 E. 61 feet to the point of the BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of Mark E. and Deborah F. Coburn, dated June 1, 1979, and recorded in the R.M.C. Office for Greenville County, even date herewith.



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which has the address of 24 Jones Avenue Greenville, South Carolina (29605) (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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