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GREENVILLE CO. S.C.

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DONNIE S. TANKERSLEY
R.M.C.

VOL 1469 PAGE 203

MORTGAGE

THIS MORTGAGE is made this First day of June, 1979 between the Mortgagor, Deborah F. Best, (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").

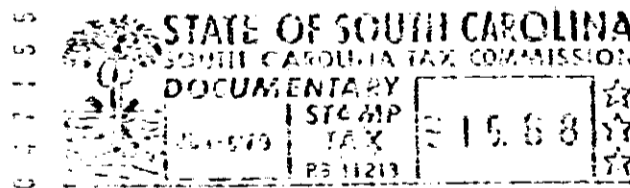
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand Two Hundred & No/100 (\$39,200.) Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010.....;

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, being shown and designated as Lot 61, on a plat of Verdin Estates, with said plat being recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 47, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Blakely Drive, joint front corner of Lot 61 and 62, running thence with the joint line of said lots S-88-27 E, 133.85 feet to an iron pin, joint rear of said lots; thence with the rear of Lot 61 N 3-17 E, 100.05 feet to an iron pin joint rear of Lots 60 and 61; running thence with joint line of said lots N 88-27 W, 136.88 feet, to an iron pin, joint front corner of Lots 60 and 61, thence S 1-33 W, 100 feet to an iron pin, point and place of beginning.

This being the same property conveyed to the Mortgagor by Deed of Juster Enterprises, Inc., dated June 5, 1979, being recorded in the RMC Office for Greenville County in Deed Book 1104 at Page 204.



which has the address of Lot 61 Blakely Street, Verden Estates, Mauldin, South Carolina 29662 (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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