

JUN 14 4 09 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14 day of June, 1979, between the Mortgagor, B & C Properties, (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").

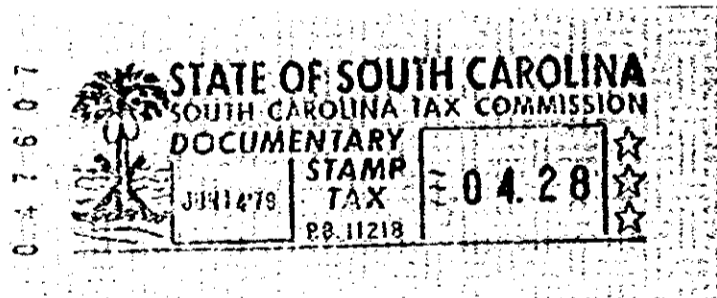
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Six Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1999.

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 improvements thereon, situate, lying and being near the City of Greenville, Greenville County, State of South Carolina, being more particularly described as Lot Number 244, Section I, as shown on plat entitled "Subdivision of village houses, F. W. Poe Manufacturing Company" Greenville, SC made by Dalton & Neves, July, 1950 and recorded in the RMC Office for Greenville County in Plat Book Y, Pages 26-31 inclusive and a more recent plat of B & C Properties as prepared by Carolina Surveying Company dated June 5, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-H, Page 26, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Hammett Street and running thence N. 66-41 W., 55 feet to an iron pin; thence turning and running N. 21-07 E., 190 feet to an iron pin; thence running along the rear of Lot 244 S. 67-35 E., 53.5 feet to an iron pin; thence turning and running S. 21-13 W., 182.7 feet to an iron pin on Hammett Street, the point of beginning.

This is the identical property conveyed to the mortgagors P. Randall Bentley and Edward C. Case a/k/a B & C Properties by deed of Carrie Ellen Bates as recorded in the RMC Office for Greenville County in Deed Book 1094, Page 651 recorded January 2, 1979.



which has the address of 106 Hammett Street Greenville,
(Street) (City)
South Carolina (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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