

Mortgagee's mailing address: 301 College Street, Greenville, S. C.

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GREENVILLE CO. S. C.
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DONNIE STANKERSLEY
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VOL 1411 PAGE 342

MORTGAGE

THIS MORTGAGE is made this 22nd day of June, 1979, between the Mortgagor, Alvar P. Olson and Stella M. Olson, (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").

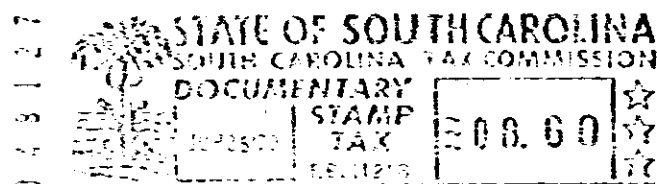
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty One Thousand, Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, on the western side of Ashley Oaks Drive, being shown and designated as Lot No. 17 on a plat of BRENIWOOD, SECTION II, made by Piedmont Engineers and Architects, dated May 19th, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R at Page 5, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ashley Oaks Drive at the joint front corners of Lots Nos. 17 and 18 and running thence with the common line of said lots S. 54-00 W. 150 feet to an iron pin; thence S. 36-00 E., 105 feet to the joint rear corner of Lots Nos. 16 and 17; thence with the common line of said lots, N. 54-00 E. 150 feet to an iron pin on Ashley Oaks Drive; thence along the western side of Ashley Oaks Drive, N. 36-00 W., 105 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Rackley, Builder-Developer, Inc. of even date and to be recorded herewith.



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which has the address of 108 Ashley Oaks Drive Simpsonville, S. C. (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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