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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

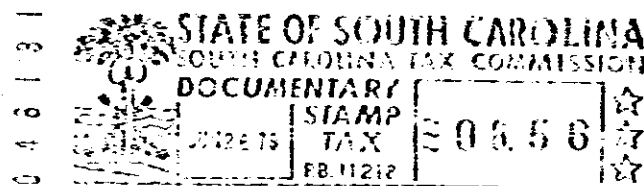
THIS MORTGAGE is made this 25th day of June, 1979, between the Mortgagor, Denis and Matilde C. Ditchfield, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty One Thousand Three Hundred Sixty Four and 14/100 Dollars, which indebtedness is evidenced by Borrower's note dated June, 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 March 1, 2002.....;

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: Town of Mauldin, on the Northwestern side of the Cul-de-sac of Quaker Court being shown and designated as Lot No. 69 on a Plat of HILLSBOROUGH, Section 2, being made by Jones Engineering Services Dated November, 1970 and recorded in the R.M.C. Office for Greenville County South Carolina, in Plat Book 4 F, Page 51, and having according to said Plat the following metes and bounds to Wit:

Beginning at an iron pin on the Northwestern side of the cul-de-sac of Quaker Court at the joint front corner of Lots Nos. 69 and 70, and running thence along the common line of said lots, N. 27-06 W., 145.5 feet to an iron pin; thence along the line of Lot 62 S. 57-45 W. 110 feet to an iron pin; thence along the line of Lot 64 S. 14-52 E. 145.9 feet to an iron pin; thence along the line of Lot 68 N. 84-19 E. 111.2 feet on Quaker Court; thence with the curve of the Northwestern side of Quaker Court, the chord of which is N. 10-44 E., 60 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagors by Deed of Walter W. Davenport and Jenny R. Davenport recorded in the R.M.C. Office for Greenville County in Deed Book 1105, Page 459 on June 26, 1979.



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which has the address of 108 Quaker Court Mauldin,  
(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 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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