

FILED
GREENVILLE CO. S.C.

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DONNIE D. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of June, 1979, between the Mortgagor, James L. Owensby and Joyce V. Owensby, (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-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's notated June 27, 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;

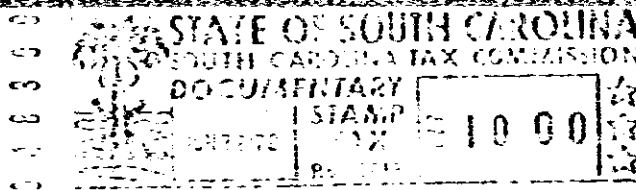
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Lawnview Court and being known and designated as Lot No. 13 on plat of Property of Patrick and Wm. R. Timmons, Jr. recorded in the RMC Office for Greenville County in Plat Book PP at Page 131 and being shown on a more recent plat entitled "Property of James L. Owensby and Joyce V. Owensby", prepared by Carolina Surveying Company, dated June 25, 1979, and recorded in the RMC Office for Greenville County in Plat Book 74 at Page 75, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lawnview Court, joint front corner of Lots 13 and 14 and running thence S.34-20 E. 165 feet to an iron pin; running thence S.55-40 W. 125.7 feet to an iron pin; running thence N.25-13 W. 167.1 feet to an iron pin on the southern side of Lawnview Court; running thence with the southern side of Lawnview Court, N.55-40 E. 99 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Robert H. Graydon recorded in the RMC Office for Greenville County in Deed Book 1105 at Page 674 on June 28, 1979.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.



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which has the address of 15 Lawnview Court, Greenville, (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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