

FILED
GREENVILLE, S.C.

Mortgagee's address: P. O. Drawer 408
Greenville, S.C.
29601

JUL 3 12 13 PM '79
DONNIE HANFERSLEY
P.M.C.

1472 315

MORTGAGE

THIS MORTGAGE is made this 2nd day of July, 1979, between the Mortgagor, William E. Smith Limited

(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").

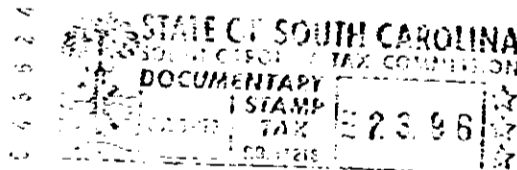
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Nine Thousand Nine hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 on the Eastern side of Bloomfield Lane, in the County of Greenville, State of South Carolina, being known as Lot No. 151, Section 10, on Plat of Devenger Place, recorded in Plat Book 7-C, at page 6, RMC Office for Greenville County, S. C., reference to said plat being hereby craved for the metes and bounds description.

This being the same property conveyed to Mortgagor herein by deed of Devenger Land Company, dated July 2, 1979 and recorded in the RMC Office for Greenville County, S. C., in Deed Book ~~1106~~, Page 28.

1106



which has the address of Bloomfield Court Greer, South Carolina (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 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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