

FILED
GREENVILLE CO. S.C.
JUL 2 4 57 PM '79
DONALD TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 13th day of June, 1979, between the Mortgagor, Don G. Nichols and Margaret R. Nichols, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine thousand nine hundred sixty-eight dollars and 50/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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, 1986 *August* ~~June 1, 1986~~ *DN* ~~DN~~

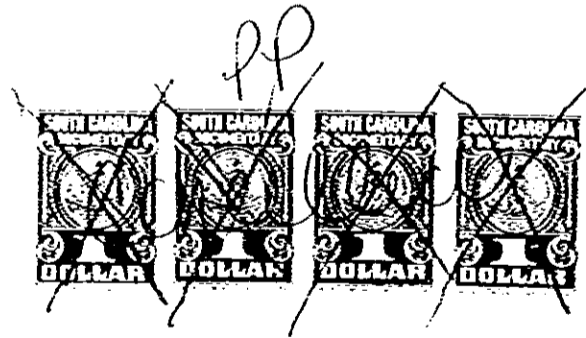
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Greenville County, South Carolina, containing 3.54 acres, more or less, according to a plat prepared for Don Nichols by Carolina Surveying Co. on December 9, 1975, and having the following courses and distances:

BEGINNING at an old nail and cap in the center of Scuffletown Road at the League corner, and running thence N. 40-23 W. 507 feet to an old iron pin; thence N. 85-25 W. 100 feet to an iron pin; thence N. 0-01 E. 200 feet to an iron pin; thence S. 89-59 E. 250 feet to an iron pin; thence S. 46-07 E. 365.6 feet to a pin in Scuffletown Road; thence along the center of said Road S. 14-05 W. 351.2 feet to the beginning, and bounded on the East by Scuffletown Road, on the South by League property, and on all other sides by Nichol's property.

Being a portion of the same property conveyed to the mortgagors herein by deed of Rosa Ethel Burdette, said deed being dated June 7, 1965 and recorded in the RMC office for Greenville County in deed book 775 at page 463.

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which has the address of Route 5, Box 452 Simpsonville, S. C., 29681 (herein "Property Address");
(Street) (City) (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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