

301 College St.
Greenville, S.C. 29601

Greenville, S.C.

June 29, 1979

RILEY & RILEY

VOL 1472 PAGE 753

WILLIAMS & WILSON

MORTGAGE

THIS MORTGAGE is made this 29th day of June, 1979, between the Mortgagor, William Dudley Verdin, (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 Thirteen Thousand Five Hundred & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 August 1, 1994;

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, as shown on plat entitled "Property of William Dudley Verdin" by T. H. Walker, Jr., R.L.S., dated June 25, 1979 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Bethel Road 57.6 feet, more or less, from the easterly edge of Baldwin Circle and running thence from said point N. 1-16 E. 154.6 feet to an old iron pin; thence N. 1-22 E. 211.35 feet to an old iron pin; thence N. 66-08 E. 537.45 feet to an old iron pin; thence S. 39-10 E. 111.6 feet to an old iron pin; thence along land now or formerly of Frances F. Verdin S. 32-01 W. 397.52 feet to an old iron pin; thence S. 47-35 E. 69 feet to a nail and cap in the center of Bethel Road and running thence along the center line of said road S. 68-35 W. 188 feet to a nail and cap; thence continuing along the center line of Bethel Road S. 79-07 W. 239.6 feet to the beginning corner, containing, according to said plat, 4.36 acres.

This being the same property devised to the Mortgagor herein under the Will of his mother, Ressie Rachel M. Verdin, who died testate November 10, 1975 as shown in Apartment 1403, File 10, in the Probate Court of Greenville County, South Carolina.

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RECORDED IN THE PUBLIC RECORDS OF SOUTH CAROLINA
BY THE CLERK OF THE COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
JUN 29 1979

which has the address of Rt. 4, Box 64, Bethel Road, Simpsonville

South Carolina 29681 (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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