

RECORDED
FILED
JUL 3 2 58 PM '79
R.M.C. HUMPHRIESLEY

MORTGAGE

THIS MORTGAGE is made this --6th-- day of JULY, 1979, between the Mortgagor, EDWARD K. HUMPHRIES AND KAY H. HUMPHRIES, (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").

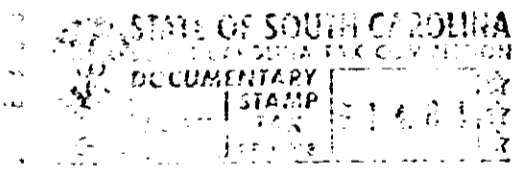
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SEVEN THOUSAND TWENTY AND 79/100 Dollars, which indebtedness is evidenced by Borrower's note dated JULY 6, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 1, 2001.....;

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 in the State and County aforesaid, with all improvements thereon, in Chick Springs Township, on the north side of Confederate Avenue, being shown and designated as Lot #10 on a plat of Sheffield Forest, recorded in the RMC Office for Greenville County in Plat Book AAA at page 47, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Confederate Avenue, joint front corner of lots 9 and 10 and running thence with the line of Lot no. 9, N. 6 W., 150 feet to an iron pin on rear line of lot #7; thence with the rear line of lots #7 and #6, S. 84 W., 100 feet to an iron pin in rear line of Lot #11; thence with line of Lot #11, S. 6 E., 150 feet to an iron pin on Confederate Avenue; thence with the north side of Confederate Avenue, N. 84 E., 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Donald Patton Setzer, to be recorded of even date herewith.



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which has the address of 702 Confederate Circle, Taylors, South Carolina,
29687 (herein "Property Address");
(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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