

FILED
GREER, S.C.
JUL 10 11 00 AM '79
DONNIE L. YAMERSLEY
MORTGAGE

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

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THIS MORTGAGE is made this 9th day of July 1979, between the Mortgagor, James W. Mahon (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Nine Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 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 October 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 Greenville County, South Carolina, designated as Lot Number 44, on a plat of Section III of Belle Terre Acres on a plat prepared by Piedmont Surveyors on April 20, 1978, recorded in the R. M. C. Office for Greenville County in Plat Book 6H, at Page 44, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northeastern side of El-jema Forest at the joint front corner of Lots 43 and 44, and running thence N. 48-33 E. 163.17 feet to an iron pin; thence along a creek which is the line, S. 80-27 E. 153.6 feet to an iron pin; thence S. 47-21 W. 252.63 feet to an iron pin on El-jema Forest; thence along said road, N. 40-31 W. 113.62 feet to an iron pin, the point of beginning.

THIS being a portion of the property conveyed to the mortgagor by J. E. Gosnell in a certain deed recorded on September 15, 1960, in the R. M. C. Office for Greenville County, in Deed Book 659, at Page 19.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
JUL 10 1979
BY

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which has the address of Route No. 6 Piedmont (City)
South Carolina 29673 (State and Zip Code) (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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