

REC'D CO. S. C.
JUL 12 10 12 AM '79
DONALD S. TAMMERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 11th day of July, 1979, between the Mortgagor, Charles H. Babb and Donna R. Campbell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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, 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 piece, parcel, or lot of land, situate, lying and being in Chick Springs Township, State and County aforesaid, on the Western side of Longview Terrace, South of Greer, South Carolina, and being shown on plat entitled "Property of Charles H. Babb and Donna R. Campbell," prepared by Gould and Associates, dated 7-5-79, and being recorded herewith in plat book 7-J at page 35, Greenville County R. M. C. Office. Said plat is specifically referred to for a more complete property description.

This conveyance is subject to a five foot easement along and with the Southern side of said premises for the purpose of maintaining and servicing a water line to Lot No. 14 said easement is five feet in width and runs for a distance of approximately 270 feet beginning on the Northwestern side of Longview Terrace, the center of which runs from the front of these conveyed premises to the rear of said premises.

This conveyance is subject to all easements, restrictions, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

DERIVATION: See deed from Addie W. Long to Rawlin Eugene Hunter which is recorded in the R. M. C. Office for Greenville County in vol . 1100 at page 563 on April 16, 1979.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
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which has the address of Rt. #8 Longview Terrace, Greer, S. C., 29651 (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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