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GREENVILLE  
SHERSLEY

# MORTGAGE

THIS MORTGAGE is made this 16th day of July, 1979, between the Mortgagor, Alice Hall, (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 Twenty Thousand Seven Hundred (\$20,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 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, 2004.....;

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 with improvements and buildings thereon, lying and being on the northerly side of Perry Avenue, in the City of Greenville, South Carolina, being known and designated as Lot. No. 7 on a plat of property of McBee Estates as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book K at page 117 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Perry Avenue, said pin being 300 feet West of the intersection of Perry Avenue and Manning Street (formerly an unnamed street), said pin being the joint front corner of Lots 6 and 7 and running thence with the common line of said Lots North 19°-00' East 175 feet to an iron pin, joint rear corner of Lots 6 and 7; thence North 71°-00' West 29 feet to a point; thence North 67°-25' West 20.1 feet to an iron pin, joint rear corner of Lots 7 and 8; thence with the common line of said Lots South 22°-35' West 175 feet to an iron pin on the northerly side of said Perry Avenue; thence with the northerly side of Perry Avenue South 67°-25' East 30.4 feet to an iron pin; thence continuing with the northerly side of Perry Avenue South 71°-00' East 30 feet to an iron pin the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements, and rights-of-way, if any, affecting the above described property.

This is the same property which was conveyed by Myrtle Martin to Alice Hall by Deed dated July 16, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina on July 17, 1979, in Deed Book 1106 at page 826.

which has the address of 424 Perry Avenue, Greenville

South Carolina 29601 (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 seised 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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