

JUL 18 12 27 PM '79

DONNIE BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of July, 19 79, between the Mortgagor, Franz Evans and Cheryl D. Evans, (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 Fifty-six Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 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;

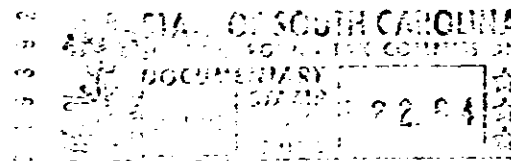
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northern side of Emily Lane, and being known and designated as Lot 11 of Haselwood, Section No. 1, as shown on a plat thereof prepared by Dalton & Neves, Engineers, dated June, 1973, recorded in the R.M.C. Office for Greenville County, in Plat Book 4-X at page 73, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Emily Lane at the joint front corner of Lots 11 and 12, and running thence with the line of lot 12, N. 6-39 W., 323.2 feet to an iron pin at the joint rear corner of lots 11 and 12 on the rear line of lot 6; thence with the rear line of lots 6 and 7, S. 72-30 E., 168 feet to an iron pin at the joint rear corner of lots 11 and 10; thence with the line of lot 10, S. 7-29 E., 251.9 feet to an iron pin at the joint front corner of lots 11 and 10 on the northern side of Emily Lane; thence with the northern side of Emily Lane, S. 82-24 W., 157 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed from M. L. Lanford, Jr., dated July 18, 1979, and recorded herewith.

Mortgagee's mailing address is 301 College Street, Greenville, SC 29601



which has the address of Emily Lane Piedmont,
S. C. 29673 (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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