

FILED
GREENVILLE CO. S. C.

1414 80

JUL 19 3 05 PM '79

MORTGAGE

DENNIS H. HANESLEY
R.M.C.

THIS MORTGAGE is made this 19th day of July, 1979, between the Mortgagor, Alva A. Helm and Doris R. Helm, (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-five Thousand Two Hundred Sixty-six and 58/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 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 November 1, 2006.....;

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 146 on the southwestern corner of Leyswood Drive and Holgate Drive on plat of Section 3 of Wade Hampton Gardens recorded in Plat Book YY at page 179, and more fully described as follows:

BEGINNING at an iron pin on the southern side of Leyswood Drive at the joint front corner of Lots 146 and 147, and running thence with line of Lot 147, S. 15-27 E., 160' to pin; thence N. 74-33 E., 124.9' to pin on Holgate Drive; thence with the western side of said Drive, N. 16-32 W., 772' to pin; thence continuing N. 21-26 W., 58' to pin; thence with curve of the intersection of Holgate Drive and Leyswood Drive, the chord of which is N. 63-26 W., 39.2' to pin on Leyswood Drive; thence with the southern side of Leyswood Drive, S. 74-33 W. 90' to the point of beginning.

For deed into Mortgagors, see deed from Michael T. Grimmer and M. Phyllis Grimmer, dated July 19, 1979, and recorded herewith.

The mortgagee's mailing address is P.O. Box 408, Greenville, SC 29601

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
TAX
RECEIVED
JUL 19 1979

which has the address of 308 Leyswood Drive Greenville

S. C. 29615 (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.

4328 RV-2