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SOUTH CAROLINA CO. S. C.
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DENVER MISSOURI
SPRINGERSLEY

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MORTGAGE

THIS MORTGAGE is made this 26th day of July, 1979, between the Mortgagor, Theodore P. Smyre and Sharon Smyre (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").

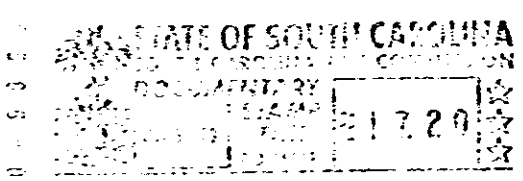
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Three Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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, located, lying and being in the County of Greenville, State of South Carolina, on Green Lake Drive, being known and designated as Lot No. 4 of Green Lake Acres Sub-division as shown on plat thereof, prepared by H. C. Clarkson, Jr., recorded in the Greenville County RMC Office in Plat Book JJJ at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Green Lake Drive at the joint front corner of Lots 4 and 5 and running thence, along the joint line of said lots N. 9-34 W., 416.4 feet to an iron pin on Green Lake Drive; thence along said Drive S. 54-45 W., 330 feet to a point; thence S. 24-32 E., 381.9 feet to a point; thence N. 54-45 E., 220.5 feet to a point on Green Lake Drive, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Richard O. Boroughs recorded in the Greenville County RMC Office in Deed Book 1108 at Page 113 on the 26th day of July, 1979.



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which has the address of Route 4, Green Lake Drive, Greenville (City) 29607 (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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