

GREENVILLE CO. S. C. FILED JUL 31 8 49 AM '79 DONNIE S. TANKERSLEY R.M.C. SLEY MORTGAGE

THIS MORTGAGE is made this 27th day of July, 1979, between the Mortgagor, Ray F. Patton, Jr. and Sharon B. Patton, (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").

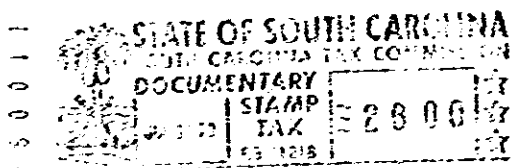
WHEREAS Borrower is indebted to Lender in the principal sum of Sixty-Five Thousand and no/100ths (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010....;

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 14 of Altamont Forest, Section One, prepared by Robert R. Spearman, Surveyor, dated January 24, 1978 and recorded in the R.M.C. Office for Greenville County in Plat Book 6 H, Pages 42 and 43, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Altamont Forest Drive at the joint front corner of Lots Nos. 13 and 14, and running thence with the joint line of said lots, S. 17-23 W. 65.0 feet to an iron pin, and S. 26-58 E. 326.01 feet to an iron pin in the line of J. Kaufman at the joint corner of Lots Nos. 14 and 16; thence with the line of Lot No. 16, N. 02-09 E. 100 feet to an iron pin at the corner of Lot No. 15; thence with the line of Lot No. 15, N. 00-12 E. 151.0 feet to an iron pin on the southwestern side of Altamont Forest Drive, joint front corner of Lots Nos. 14 and 15; thence with the southwestern side of Altamont Forest Drive, N. 43-35 W. 70.35 feet to an iron pin and N. 58-52 W. 98.23 feet to the point of beginning.

This being the same property conveyed unto Ray F. Patton, Jr. and Sharon B. Patton by deed of Joe W. Hiller, dated October 18, 1978, recorded October 19, 1979 in Deed Book 1090, at Page 254, in the R.M.C. Office for Greenville County, S.C.



which has the address of Lot 14, Altamont Forest Greenville, South Carolina (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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