

FILED
GREENVILLE CO. S.C.

AUG 2 11 40 AM '79

DONNIE S. STANKERS
R.M.C.

MORTGAGE

Vol 1475 Page 084

THIS MORTGAGE is made this 1 day of August 1979, between the Mortgagor, Austin H. Morgan, Jr. and Martha D. Morgan (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P.O. Box 170 SPARTANBURG, SOUTH CAROLINA (herein "Lender").

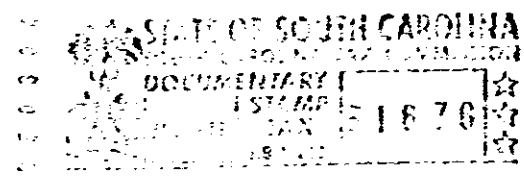
WHEREAS, Borrower is indebted to Lender in the principal sum of forty-one thousand eight hundred forty-six and 65/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2001

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 Spartanburg State of South Carolina:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Hunting Hollow Road, near the City of Greenville, S. C., being known and designated as Lot No. 107 on plat of Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, Pages 2, 3 and 4 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Hunting Hollow Road, said pin being the joint front corner of Lots 107 and 108 and running thence with the common line of said lots S 10-09 E 165 feet to an iron pin, joint rear corner of Lots 107 and 108; thence N 79-51 E 131.9 feet to an iron pin, the joint rear corner of Lots 106 and 107; thence with the common line of said lots N 18-32 E 150 feet to an iron pin on the southerly side of Hunting Hollow Road; thence with the southerly side of Hunting Hollow Road N 76-04 W 40 feet to an iron pin; thence N 85-09 W 50 feet to an iron pin; thence S 84-51 W 50 feet to an iron pin; thence S 79-51 W 68.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagors herein by deed of even date herewith from Elmer F. Creighton.



which has the address of 108 Hunting Hollow Greenville (Street) (City) S. C. 29615 (State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender or 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.

0070 --- 1 AM 2. 70 645
AUG 1979

0687

4328 RV-2