

FILED  
GREENVILLE S.C.

Vol 1475 Page 120

AUG 2 2 49 PM '79

DONNIE E. PARKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 2nd day of August, 1979, between the Mortgagor, Frank M. Mansbach and Sara Currie Mansbach, (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 Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 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, 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 the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 72, of DOVE TREE, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, Page 21, and having, according to a survey thereof by R. B. Bruce, Surveyor, dated July 13, 1979, captioned Property of Frank M. Mansbach and Sara Currie Mansbach, recorded in said R.M.C. Office in Plat Book 7-M, Page 13, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Dove Tree Road at the joint front corner of Lots Nos. 71 and 72, and thence with the joint line of said lots, S 60-25 E 161.1 feet to an iron pin at the joint rear corner of said lots in the line of Lot No. 73; thence with the line of Lot No. 73, N 30-10 E 70 feet to an iron pin at the joint corner of Lots Nos. 72 and 73 on the cul-de-sac of Dove Tree Court; thence along the cul-de-sac: N 2-24 W 40 feet to an iron pin and N 33-14 E 23.6 feet to an iron pin on the western side of Dove Tree Court; thence with the western side of Dove Tree Court, N 45-30 W 102 feet to an iron pin at the southeastern intersection of Dove Tree Court and Dove Tree Road; thence with the intersection, S 86-02 W 33.15 feet to an iron pin on the southern side of Dove Tree Road; thence with the southern side of Dove Tree Road, S 37-35 W 111.5 feet to an iron pin; thence continuing with the southern side of Dove Tree Road; S 30-38 W 25 feet to the point of beginning.

Being the same conveyed to the Mortgagors by deed of College Properties, Inc., d/b/a Batesville Property Associates, to be recorded herewith, which has the address of 6 Dove Tree Road, Greenville, South Carolina, 29607 (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.

GCTO  
--- 1 AUG 2 79  
671  
4.0001

15220

4328 RV.2