

REC'D  
S. C.  
AUG 28 PM '79  
MERSLEY

1477 230

# MORTGAGE

THIS MORTGAGE is made this 8th day of August, 1979, between the Mortgagor, Thomas L. Stanford and Joyce C. Stanford, (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-five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 May 1, 2005;

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 on the West side of Eastcliffe Way in Greenville County, State of South Carolina and shown as property of Thomas L. Stanford and Joyce C. Stanford on plat prepared by Charles F. Webb Surveyor, said plat dated May, 1979, and showing 1.004 acres, and is recorded in the R.M.C. Office for Greenville County in Plat Book 7-F at page 42, and according to said plat, having the following metes and bounds to wit:

BEGINNING at an iron pin on the Western side of Eastcliffe Way, and running thence N. 67-01 W. 242.24 feet to an iron pin; thence N. 26-51 E., 212.17 feet to an iron pin; thence S. 49-44 E., 269.66 feet to an iron pin on the West side of Eastcliffe Way; thence with Eastcliffe Way, S. 35-39 W., 134.85 feet to an iron pin, the point of beginning.

This is the same property conveyed by mortgagors by deed from Elaine D. Childers, dated May 31, 1979, and recorded in Deed Book 1104 at page 45.

*[Faint, illegible text, possibly a stamp or signature area]*

which has the address of Eastcliffe Way, Greenville, S. C. 29611 (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.

0256

4328 RV-2