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# MORTGAGE

THIS MORTGAGE is made this 14th day of August, 1979, between the Mortgagor, Mary Jo McMath Cross (Formerly Mary Jo McMath), (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").

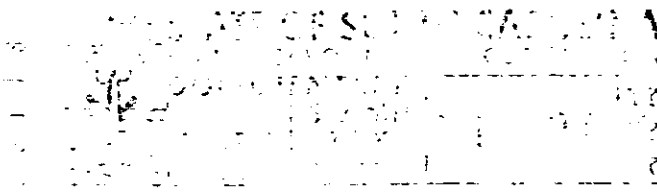
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven thousand Five Hundred and ----- no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 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 in Bates Township, Greenville County, State of South Carolina, lying on the southern side of State Park Road and having, according to a recent survey entitled "Survey For Mary Jo McMath Cross", dated August 10, 1979, prepared by W. R. Williams, Jr., Surveyor, the following metes and bounds, to-wit:

Beginning at a point in the centerline of State Park Road which point lies 456 Ft. N.73-40 W. from the corner at the intersection of Batson Road and State Park Road, and running thence S.16-20 W. 200 Ft. to an iron pin; thence N.73-40 W. 175 Ft. to an iron pin; thence N.16-20 E. 200 ft. to a point in the centerline of State Park Road; thence along center of said Road, S.73-40 E. 175 Ft. to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Kimberly Jo McMath dated December 29, 1976, recorded February 16, 1977 in the R.M.C. Office for Greenville County in Deed Book 1051, Page 237 and by deed of Ford Batson and Alice Bayne Batson dated January 15, 1959, recorded January 17, 1959 in the R.M.C. Office for Greenville County in Deed Book 614, Page 546.



which has the address of Route 5, Box 569, Travelers Rest (City), South Carolina 29690 (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 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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