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# MORTGAGE

THIS MORTGAGE is made this 17th day of August, 1979, between the Mortgagor, Charles Tedstone and Florence Tedstone (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty three thousand and 00/100 (\$53,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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.

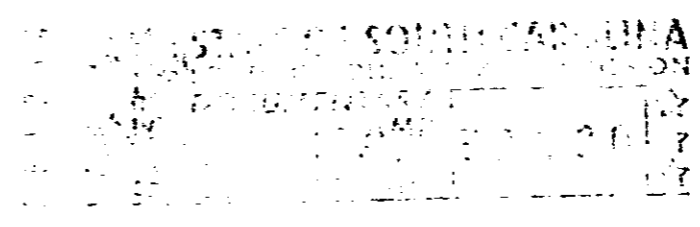
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in Greenville County, State of South Carolina, being shown and designated as Lot 5 on plat of property of Wade Hampton Gardens recorded in Plat Book MM at page 199 and described as follows:

Beginning at an iron pin on the southern side of Flamingo Drive at the joint front corner of Lots 5 and 6 and running thence with the southern side of said drive, S. 62-43 E. 83.6 feet to an iron pin; thence continuing with said drive S. 57-43 E. 16.4 feet to an iron pin, joint front corner of Lots 4 and 5; thence along the joint line of said lots S. 30-53 W. 214.3 feet to an iron pin, joint rear corner of said lots; thence along property now or formerly of W. G. Raines, N. 38-48 W. 69.3 feet to an iron pin; thence N. 62-25 W. 22.9 feet to the joint rear corner of Lots 5 and 6, thence along the joint line of said lots N. 27-17 E. 187.4 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of J. Manning Burnett and Patsy T. Burnett dated August 17, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1109 at page 720.

The mortgagee's address is: PO Box 937, Greenville, SC 29602



which has the address of 9 Flamingo Drive, Greenville, South Carolina 29609 (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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