

OFFICE OF THE CLERK OF COURT
COLUMBIA, S. C.
AUG 14 PM '79
DEPT. OF REVENUE
SPENCER SLEY

MORTGAGE

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THIS MORTGAGE is made this 28th day of August 1979, between the Mortgagor, MAURICE F. DeFOOR, SR. & ELEANOR H. DeFOOR (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 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

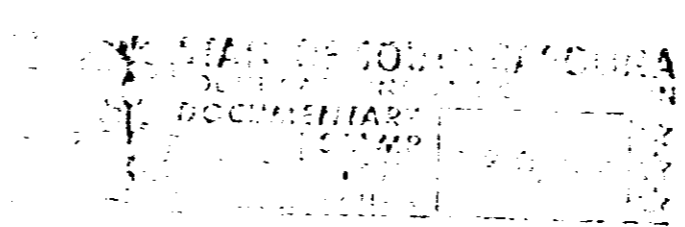
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$51,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 with improvements thereon situate in Greenville County, South Carolina, on the Southern side of Verner Drive, being designated as Lot No. 22 as shown on plat of Cedar Vale, recorded in the RMC Office for Greenville County in Plat Book 000, page 13, as shown on plat of Addition to Cedar Vale made February 28, 1968, and recorded in Plat Book WW, page 1, and having according to said plats the following metes and bounds:

BEGINNING at iron pin on Southern side of Verner Drive at joint front corner of Lots 21 and 22 and running thence along common line of said lots S. 30-23 W. 255.8 feet to iron pin; thence N. 62-20 W. 133.5 feet to iron pin at joint rear corner of Lots 22 and 23; thence with common line of said lots N. 22-19 E. 202.2 feet to iron pin; thence still with line of Lot 23, N. 63-39 E. 115.2 feet to iron pin on Southern side of Verner Drive; thence with line of Verner Drive S. 32-00 E. 34 feet to iron pin; thence continuing with Verner Drive S. 44-40 E. 71 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of George A. Alexon and Joanna D. Alexon of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.



which has the address of 105 Verner Drive Greenville, S. C. 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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