

GREENVILLE CO. S. C.

1979
KINGSLEY

1478 PAGE 338

MORTGAGE

THIS MORTGAGE is made this 28th day of August, 1979, between the Mortgagor, Leroy O. Darling and Diane C. Darling, (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").

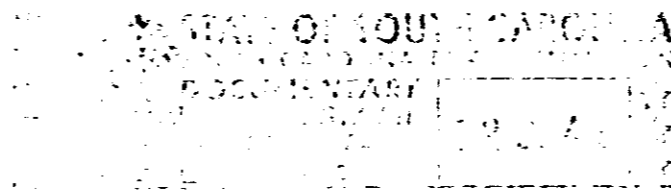
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand One Hundred Fifty and 28/100ths (\$56,150.28) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008.....;

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 in the Town of Mauldin, County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Kingsley Drive and being known and designated as Lot No. 14 on a plat of KNOLLWOOD HEIGHTS Subdivision, Section IV, recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Page 74, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Kingsley Court at the joint front corner of Lots 13 and 14 and running thence along the line of Lot 13, N. 75-52 E. 167.0 feet to a point; thence along the line of Lots 11 and 15, S. 08-40 E. 148.6 feet to a point on the northwestern side of Kingsley Drive; thence with the northwestern side of said Drive, S. 72-30 W. 50 feet to a point; thence with the curve of said Drive, the chord of which is S. 85-00 W. 50 feet to a point; thence continuing with the curve of said Drive, N. 63-00 E. 50 feet to a point; thence continuing with the curve of said Drive, the chord of which is N. 35-00 W. 50 feet to a point; thence along the northeastern side of said Drive, N. 14-08 W. 55 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of James C. Simpson and Priscilla B. Simpson dated August 28, 1979, and recorded in the R. M. C. Office for Greenville County in Deed Book 1110 at page 303 on August 29, 1979.



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which has the address of 109 Kingsley Court, Mauldin,
(Street) (City)
South Carolina (herein "Property Address");
(State and Zip Code)

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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