

DONNIE S. TANKERSLEY
R.M.C.
FILED
AUG 29 1979
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MORTGAGE

THIS MORTGAGE is made this 23 day of August, 1979 between the Mortgagor, Milton Allen

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100-- (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 August 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, with all improvements thereon, situate, lying, and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 35 on a plat of a subdivision known as Whispering Pines of record in the RMC Office for Greenville County in Plat Book PPP, at Page 65-A, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Oak Hill Drive and running thence S. 60-00 E. 100 feet to an iron pin; thence S. 30-00 W. 165.7 feet to an iron pin; thence N. 65-55 W. 100.5 feet to an iron pin; thence N. 30-00 E. 176 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagor herein by deed of Harold Dennis Allen dated September 19, 1978, recorded in Book 1088 at Page 286 on September 21, 1978.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MILTON ALLEN
1979

which has the address of Route 2, Oak Hill Drive, Piedmont,
[Street] [City]
S.C. 29673 (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 seized 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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