

FILED
SOUTH CAROLINA
10 PM '79
GREENVILLE

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MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1979, between the Mortgagor, ELEANOR V. AUSTELL (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").

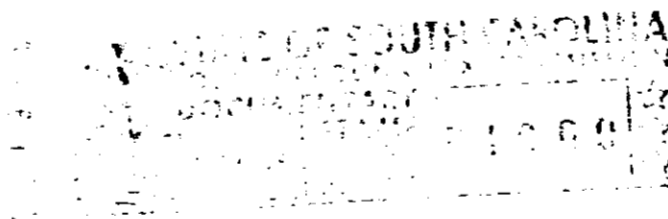
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land, with buildings and improvements thereon, situate lying and being in the County of Greenville, State of South Carolina, on the eastern side of Lorena Drive and being shown as Lot No. 20 on plat of Lorena Park Subdivision plat of which is recorded in the RMC Office for Greenville County in Plat Book SS at Page 171, and according to a more recent plat made by Carolina Surveying Co. on August 27, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-N at Page 3 have the following metes and bounds, to-wit:

BEGINNING at an iron pin 189.7 feet from that intersection of Lee Road and Lorena Drive, at the joint front corner of Lots 21 and 20 and running thence N 75-06 E 154.5 feet to an iron pin at the joint rear corner of Lots 21 and 20; thence along the rear line of Lot No. 20 S 21-53 E 119.8 feet to an iron pin at the joint rear corner of Lots 20 and 19; thence S 87-20 W 179.1 feet to an iron pin at the joint front corner of Lots 20 and 19; thence N 10-48 W 80.0 feet to an iron pin at the joint front corner of Lots 20 and 21, the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of Richard Bert Austell dated August 29, 1979 and recorded on August 29, 1979 in Deed Vol. 1110 at Page 323.



which has the address of 5 Lorena Drive Taylors (City), South Carolina 29687 (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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