

Vol 140 p 302

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S.C.
3:35 PM '79
MERSLEY

MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1979, between the Mortgagor, Foxfire Properties, Inc., (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").

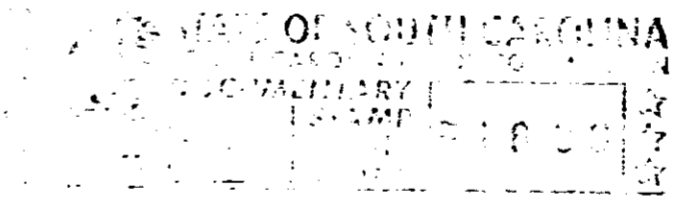
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand Three Hundred Fifty & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010,

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 situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Brushy Creek Ridge, being shown and designated as Lot No. 2 on plat of BRUSHY CREEK RIDGE recorded in the RMC Office for Greenville County, S.C., in Plats Book 7-C, at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brushy Creek Ridge at the joint front corner of Lots 1 and 2 and running thence along the right-of-way of said Brushy Creek Ridge N. 81-10 W. 37.2 feet to an iron pin; thence continuing along the right-of-way of Brushy Creek Ridge N. 89-08 W. 52.8 feet to an iron pin at the joint front corner of Lots 2 and 3; thence with the common line of said lots N. 3-49 W. 193.15 feet to an iron pin; thence N. 89-30 E. 115 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the common line of said lots S. 3-28 W. 205.1 feet to an iron pin on the northern side of Brushy Creek Ridge, the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of C. S. Willingham, to be executed and recorded of even date herewith.



which has the address of Lot 2 Brushy Creek Ridge, Taylors, S. C. 29687 (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 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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