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MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1979, between the Mortgagor, Macio Edmunds, Jr. and Marian J. Edmunds, (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 Twenty-One Thousand, Two Hundred and 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 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 all buildings and improvements thereon situate, lying and being on the northern side of Chick Springs Road in Greenville County, South Carolina, being shown on a plat entitled "Property of Macio Edmunds and Marian Edmunds" made by Freeland & Associated, dated August 30, 1979, recorded in the RMC Office for Greenville County in Plat Book 7-12 at page 18 and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Chick Springs Road (said iron pin being located 822.9 feet more or less in a westerly direction from the intersection of Chick Springs Road with St. Mark Road) at the joint corner of the within described property and property now or formerly belonging to Cannon and running thence along the Cannon line N. 3-20W., 365.0 feet to an iron pin; thence along the line of property now or formerly belonging to Brown, N. 69-00 E., 119.5 feet to an iron pin; thence along the line of property now or formerly belonging to Defore, S. 3-20 E., 363.0 feet to an iron pin on the northern side of Chick Springs Road; thence along the northern side of Chick Springs Road, S. 68-10 W., 120.0 feet to an iron pin the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Norman Oglesby to be recorded herewith.

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which has the address of Route 1, Chick Springs Road, Taylors, S.C.,
(Street) (City)
(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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