

REC'D CO. S. C.
SEP 17 11 35 AM '79
DONNIE LAKERSLEY
R.M.C.

BOOK 1480 PAGE 916

MORTGAGE

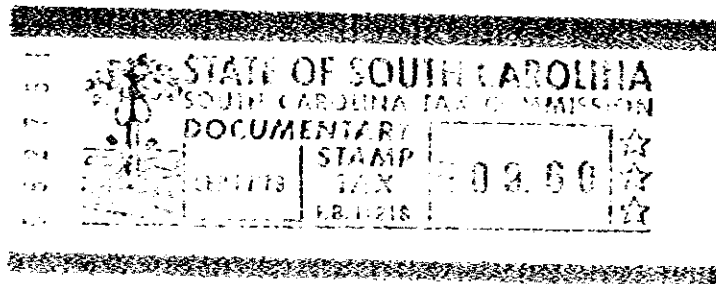
THIS MORTGAGE is made this 14th day of September, 1979, between the Mortgagor, Charles C. Maxwell and June W. Maxwell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand & 00/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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, 1994;

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 in Greenville County, State of South Carolina, being known and designated as Lot No. 211, Section IV, of a subdivision known as Poinsettia, said subdivision being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N at Page 24, also on a Plat by R. B. Bruce entitled Property of Charles C. Maxwell and June W. Maxwell recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7N at Page 56 on September 17, 1979, 1979. Reference to said Plats being hereby craved for a more particular description.

This is the same property conveyed to the Mortgagors herein by Deed of John E. Bradley and Elain P. Bradley dated September 14, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1111 at Page 668 on September 17, 1979.



GCTO --- 1 SE17 79 1466

which has the address of 201 Gatewood Avenue, Simpsonville (City), South Carolina 29681 (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.

4.0001

0916

4328 RV-2