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GREENVILLE CO. S. C.  
SEP 17 12 21 PM '79  
DONN WALKERSLEY  
R.M.C.

BOOK 1480 PAGE 931

# MORTGAGE

GREENVILLE  
SOUTH CAROLINA

THIS MORTGAGE is made this 14th day of September, 1979, between the Mortgagor, James K. Stone, Jr., (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 Fifty-one Thousand Three Hundred and no/100 (\$51,300.00) 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, 2009;

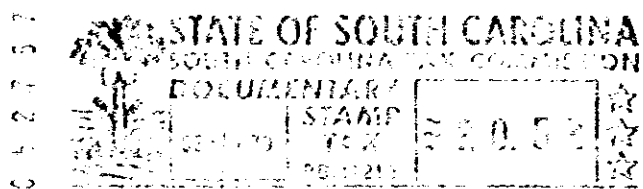
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the southerly side of Woodvale Avenue, in the City of Greenville, South Carolina, being known and designated as Lot No. 241 on plat entitled "Traxler Park" as recorded in the RMC Office for Greenville County, S. C. in Plat Book F, pages 114 and 115, and according to a more recent plat prepared for James K. Stone, Jr., by Carolina Surveying, dated September 13, 1979, to be recorded, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Woodvale Avenue, said pin being the joint front corner of Lots 240 and 241 and running thence along the southerly side of Woodvale Avenue N. 64-37 E. 70 feet to an iron pin, the joint front corner of Lots 241 and 242; thence, running with the common line of said lots S. 25-23 E. 220 feet to an iron pin, corner of Lot 290; thence, running with the line of Lot 290 S. 62-34 W. 70.05 feet to an iron pin, corner of Lot 240; thence, running along the line of Lot 240 N. 25-23 W. 222.5 feet to an iron pin, the point of beginning.

*J.K.S. Jr. Am*

This is the same property heretofore conveyed to the Mortgagor herein by Charles E. Robinson, III, and Donna O. Robinson by deed dated August ~~14~~<sup>17</sup> 1979, and recorded August ~~14~~<sup>17</sup> 1979, in the RMC Office of Greenville County in Deed Book ~~1480~~ at Page ~~674~~<sup>674</sup>



which has the address of 32 Woodvale Avenue Greenville, South Carolina (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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