

GREENVILLE, S. C.  
OCT 1 4 29 PM '79  
DONNERSLEY  
R.M.C.

BOOK 1482 PAGE 841

# MORTGAGE

THIS MORTGAGE is made this 1st day of October, 1979, between the Mortgagor, Brian E. Queen, (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").

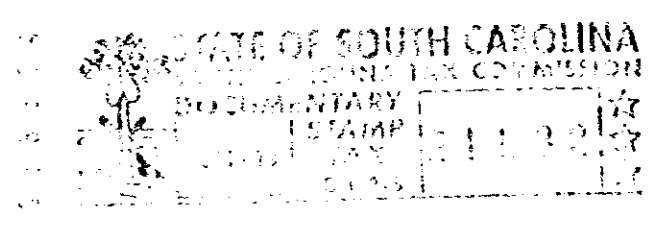
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Two Hundred Fourteen and 25/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1980.....;

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 aforesaid, and being shown as Lot No. 45, Coral Ridge Subdivision, on a Plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX, at Page 119, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Walker Springs Road at the joint front corner of Lots 44 and 45 and running thence with line of Lot 44, S. 7-05 W. 179.1 feet to an iron pin in the line of Lot 43; thence with the line of Lot 43, S. 83-48 E. 80 feet to an iron pin; thence with the line of Lot 35, S. 84-41 E. 10 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence with the line of Lot 46, N. 6-02 E. 178.4 feet to an iron pin on the southern side of Walker Springs Road; thence with the southern side of Walker Springs Road N. 83-20 W. 86.6 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor by Deed of Harold T. Lawler, Jr. and Beverly A. Lawler dated October 1, 1979, and to be recorded herewith this date in Deed Book 1112, at Page 746.



which has the address of 205 Walker Springs Road, Taylors, (Street) (City)  
S. C. 29687 (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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