

OCT 2 1 00 PM '79
DONNIE S. TAKKERSLEY
R.M.C.

MORTGAGE

BOOK 1482 PAGE 978

THIS MORTGAGE is made this 1st day of October 1979, between the Mortgagor, Jerry Roger Celio and Yvonne W. Celio (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 Forty-Two Thousand and No/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 October 1, 2009.

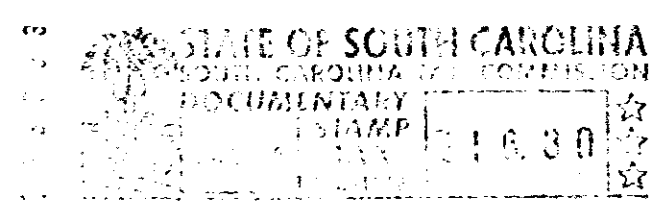
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Rising Sun Court and being known and designated as the major portion of Lot No. 20 of a subdivision known as THE MEADOWS, Section II, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5 Pat Page 75; also shown on a plat prepared by Freeland and Associates, dated December, 1978, entitled "Property of United Builders, Inc.", and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Rising Sun Court at the joint front corner of Lots 19 and 20 and running thence with the joint line of said Lots, S.77-52 W. 120.4 feet to an iron pin; running thence N.43-27 W. 145 feet to an iron pin at the joint rear corner of Lots 20 and 21; running thence with the joint line of said Lots, N.82-29 E. 153.4 feet to a new iron pin in the joint line of said Lots; running thence along a new line through Lot 20, S.85-52 W. 8.5 feet to an iron pin on the western side of Rising Sun Court; running thence with the western and southern sides of said Court, which lines are curved, with such chords and distances, to-wit: S.09-20 E. 34.4 feet, S.56-34 E. 40 feet, S.36-56 E. 24.8 feet, S.12-52 E. 20 feet to an iron pin, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from United Builders, Inc. recorded in the RMC Office for Greenville County on October 2, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 937, Greenville, S. C. 29602.



which has the address of 13 Rising Sun Court, Taylors (Street) (City) South Carolina 29687 (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 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.

1
R 260
0970

4328 RV-2