

1455 1927

S. C.
OCT 26 1979
SLEY

MORTGAGE

THIS MORTGAGE is made this 26th day of October, 1979, between the Mortgagor, Joseph H. Williams and Frances D. Williams, (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 Fifteen Thousand, Six Hundred Fifty Five and 81/100 Dollars, which indebtedness is evidenced by Borrower's note dated October, 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...1997...;

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 in the State of South Carolina, County of Greenville, on the northern side of Lynn Drive, being known and designated as Lot No. 15 as shown on a Plat of Rosewood Acres, made by Terry T. Dill, April 22, 1960, and recorded in the RMC Office for Greenville County, in Plat Book MM, at Page 154, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lynn Drive, at the corner of Lots 15 and 18; thence with the line of Lot 18 N. 5-00 E. 110 feet to an iron pin at the joint corner of Lots 17 and 18; thence with the line of Lot 17 N. 5-00 E. 105 feet to an iron pin; thence running S. 81-08 E. 100 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence with the common line of said Lots S. 4-22 W. 205.5 feet to an iron pin on the northern side of Lynn Drive; thence with the line of Lynn Drive N. 85-37 W. 100 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Henry V. Chiariello and Josephine P. Chiariello of even date and to be recorded herewith.



GCTO --- 1 OCT 26 79 487 4.00C1

which has the address of Lot 15 Lynn Drive Taylors, S. C. (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.

0927

4328 RV.2