

FILED  
GREENVILLE CO. S. C.

OCT 30 12 37 PM '79

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

1436 307

THIS MORTGAGE is made this 30 day of OCTOBER,  
1979, between the Mortgagor, DONALD E. BALTZ,  
(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 EIGHT THOUSAND  
(\$58,000.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated October 30, 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  
Sept...1, 2010....;

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 Greenville  
County, South Carolina, known and designated as Lot No. 108 shown on a plat of the  
subdivision of BROOKSIDE, SECTION FOUR, recorded in the RMC Office for Greenville  
County in plat book 7-C page 31, and having according to said plat the following  
metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Brandybrook Lane, the joint  
front corner of Lots 108 and 109 and running thence with the joint line of said lots  
S. 35-36 W. 170 feet to an iron pin; thence turning S. 54-24 W. 100 feet to an iron  
pin, joint rear corner of Lots 107 & 108; thence with the joint line of said lots  
N. 35-36 W. 170 feet to an iron pin on the southeast side of Brandybrook Lane;  
thence with the southeast side of said street N. 54-24 E. 100 feet to the point of  
beginning.

This is a portion of the property conveyed to mortgagor by the following deeds:  
(1) Frank P. McGowan, Jr., Master in Equity for Greenville County dated and recorded  
June 1, 1978 in deed vol. 1080 page 283. (2) Calvin H. Griffin, Nettie Louise Griffin  
Thomas dated and recorded June 1, 1978 in deed vol. 1080 page 281. (3) Virginia G.  
Howard & Robert Leslie Howard by deed dated and recorded June 1, 1978 in deed vol.  
1080 page 282. (4) Mary Baldwin Morris, formerly Mary Baldwin dated 6/20/78 recorded  
6/21/78 in deed vol. 1081 page 650 of the RMC Office for Greenville County, S. C.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
RECORDS AND DEEDS DIVISION  
RECORDED  
OCT 30 1979

which has the address of Lot 108 Brandybrook Lane MAULDIN,  
SC 29662 (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 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.

SOUTH CAROLINA — 1964 Family — 675 ENMA/HEMC UNIFORM INSTRUMENT with amendments adding Para. 14.

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