

FILED
GREENVILLE CO. S. C.
OCT 31 2 48 PM '79
DONNIE BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st H. J. M. day of October, 1979, between the Mortgagor, John E. Moon and Nancy Jones Moon, (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").

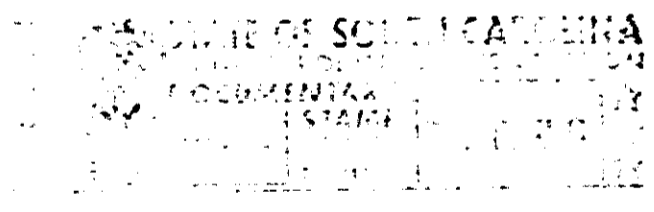
WHEREAS, Borrower is indebted to Lender in the principal sum of \$47,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 piece, parcel, or lot of land with the buildings and improvements thereon in Paris Mountain Township, Greenville County, South Carolina, on Paris Mountain, situate on the Northern Side of Thompson Avenue, containing 4.08 acres, more or less, as shown by a recent survey prepared by Carolina Surveying Company of the property of John E. Moon and Nancy Jones Moon, dated April 23, 1979 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-K, at Page 36, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the edge of Thompson Avenue; thence, N. 84-38 W. 81.65 feet to an old iron pin; thence, N. 3-50 E. 608.2 feet to an old iron pin; thence, N. 26-15 W. 66.7 feet to an old iron pin; thence, S. 68-21 E. 372 feet to an old iron pin; thence, S. 5-18 W. 520.5 feet to an iron pin; thence, N. 60-30 W. 142.6 feet to an iron pin; thence, S. 49-15 W. 136.4 feet to an old iron pin, said iron pin being the Beginning point.

This is the same property conveyed to Emil W. Doell and Paige C. Doell by deed of Justin E. Langille and Mary B. Langille, dated February 5, 1959 and recorded in the R.M.C. Office for Greenville County, in Deed Book 616, at Page 287. The said Paige C. Doell having died testate on April 25, 1977 leaving her entire estate to E. W. Doell as will appear by Apartment 1466, File 25 in the Probate Court for Greenville County. The said E. W. Doell having died testate on January 19, 1978, and whose estate is administered in the Probate Court for Greenville County, in Apartment 1497, at File 29, leaving his entire estate to the Grantor herein.



which has the address of 7 Chestnut Ridge, Route 12, Greenville, South Carolina 29609 (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.

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