

GREENVILLE CO. S.C.
NOV 2 1 05 PM '79
DONNIE S. BAKER

MORTGAGE

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE was made this 2 day of November 1979, between the Mortgagor, Claree Baldwin (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Edgewood Drive, and being more fully described according to a plat prepared by Campbell & Clarkson Surveyors, dated May, 1966 and recorded in the R.M.C. Office for Greenville County in Plat Book GGG at Page 402, and listed as "Property of Robert A. Hudson, Jr.", and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Edgewood Drive in the center of a seventy (70) foot power line right of way and running along the southern side of said Drive, N. 85-41 W. 145 feet to an iron pin which iron pin is 179.3 feet east of the center line of Mitchell Road and Edgewood Drive; thence S. 0-22 W. 184.8 feet to an iron pin; thence S. 85-34 E. 145 feet to an iron pin in the center of said seventy (70) foot power line right of way; thence with the center of said easement, N. 0-22 E. 185 feet to the point of beginning.

The above described property is the same acquired by the Mortgagor by deed from Robert A. Hudson, Jr. recorded in the Greenville County R.M.C. Office on November 2, 1979.

which has the address of 12 Edgewood Drive Greenville, S. C. 29607 (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.

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