

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29691  
GREENVILLE CO. S. C.

NOV 8 10 51 AM '79

BOOK 1487 PAGE 331

DONNIE S. TANKERSLEY R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 5th day of November, 1979 between the Mortgagor, Wilkerson David Sullivan and Myrtis A. Sullivan, (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 Forty Three Thousand and No/100ths ----- Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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 August 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 the County of Greenville, State of South Carolina, and being known and designated as Lot No. 20 of Ridgewood Subdivision, and, according to a plat prepared of said Subdivision by R. B. Bruce, September 27, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R, at Page 23, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Ridgewood Drive, joint corner with Lot 19 and running thence with the common line of said lot, N. 13-39 W. 218.1 feet to a point; thence, N. 80-43 E. 125 feet to a point, joint rear corner with Lot 21, S. 10-10 E. 172 feet to a point on the edge of Ridgewood Drive; thence running with said Drive as the line, S. 58-25 W. 120 feet to a point at the edge of said Drive, the point of Beginning.

This being the same property conveyed to the Mortgagors herein by deed of C.E. Robinson, Jr. as Trustee under that certain Trust Agreement and Trust Deed, both executed June 2, 1970, dated August 8, 1978 and recorded in the R.M.C. Office for Greenville County on August 30, 1978 in Deed Book 1086 at Page 463.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA  
ON NOVEMBER 8, 1979  
BY CLERK OF COURTS  
JAMES H. ISHAM

which has the address of Lot 20 Ridgewood Drive Greenville,  
(Street) (City)  
South Carolina (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 -- 1 to 4 Family--6 75--FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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