

GREENVILLE CO. S. C.  
NOV 6 3 02 PM '79  
DONN E. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE was made this 5th day of November 1979, between the Mortgagor, Richard C. Mott and Kim E. Mott (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Two Hundred and No/100 (\$27,200.00) 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 December 1, 2005

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 34, as shown on a plat of property entitled "Property of Richard C. Mott and Kim E. Mott" as recorded in Plat Book 74 at Page 81, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Rogers Avenue, said pin being approximately 158 feet from the intersection of Pine Street and Rogers Avenue, running thence N. 5-50 W. 100.4 feet to an iron pin; thence N. 83-55 E. 78 feet to an iron pin; thence S. 5-50 E. 100.4 feet to an iron pin; thence S. 83-55 W. 78.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of James Evan Rhodes as recorded in Deed Book 1115 at Page 66, in the RMC Office for Greenville County, S.C., on November 6, 1979.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP

which has the address of 205 Rogers Avenue, 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 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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