

FILED
GREENVILLE CO. S. C.
NOV 13 10 30 AM '79
DONNIE S. FARRERSLEY
R.M.C.

BOOK 1487 PAGE 919

MORTGAGE

THIS MORTGAGE is made this 12th day of November 1979, between the Mortgagor, Gayle C. Guest and Marian J. Parkins (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

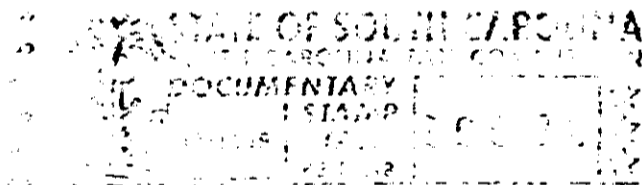
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand Three Hundred and No/100 (\$23,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2004.

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 in the County of Greenville, State of South Carolina, in Greenville Township, being known and designated as Lot No. 53 on Edgewood Drive, as shown on plat of Subdivision known as Kirkwood Heights according to a survey made by Pickell & Pickell, Engineers, October 1954, and recorded in the RMC Office for Greenville County in Plat Book "EE", at pages 110 and 111, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 52 and 53 on Edgewood Drive and running thence along the joint line of said lots, S4-21E 149.7 feet to an iron pin; running thence S75-55W 56.8 feet to an iron pin; running thence N11-10W 160.3 feet to an iron pin on Edgewood Drive; thence along Edgewood Drive N85-34E 75 feet to a cement monument, the beginning corner.

This is that property conveyed to Mortgagor by deed of Nellie K. Hunter dated and filed concurrently herewith.



which has the address of 111 Edgewood Drive, Greenville, South Carolina (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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