

FILED  
GREENVILLE CO. S. C.  
NOV 13 1 59 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

1487-979

# MORTGAGE

THIS MORTGAGE is made this 9th day of November, 1979, between the Mortgagor, WILLIAM R. DALTON and LILLIAN J. DALTON, (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 FIFTY-THREE THOUSAND ONE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 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, 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 situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 101 on plat of Gray Fox Run, Section 1, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 9, and also as shown on a more recent survey entitled, "Property of William R. Dalton and Lillian J. Dalton", prepared by Freeland & Associates, dated October 29, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-5, Page 3, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Crowndale Drive, joint front corner of Lots 101 and 102 and running thence N 2-36 E 150.0 feet to an iron pin; thence turning and running along the rear lot line of Lot 101, S 87-24 E 105.0 feet to an iron pin; thence along the common line of Lots 100 and 101, S 2-36 W 150.0 feet to an iron pin; thence turning and running along the northern side of Crowndale Drive, N 87-24 W 105.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of David Balentine & Son, Inc. recorded at Deed Book 1115, page 476.

Recorded November 13, 1979.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
NOV 13 1979

which has the address of 3 Crowndale Drive, Taylors, SC 29687,  
(Street) (City)  
(State and Zip Code) (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.

GCTC --- 1 NO1379 519

4.0001

4328 RV-2

0979