

FILED
GREENVILLE CO. S. C.

NOV 13 4 32 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

Mortgagee's Address:
P. O. Drawer 408
Greenville, S.C. 29602

BOOK 1488 PAGE 43

THIS MORTGAGE is made this 7th day of November,
1979, between the Mortgagor, G. Taylor Holden and Jean Holden
(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 Thirty-five Thousand
and no/100 ~~(\$35,000.00)~~ Dollars, which indebtedness is evidenced by Borrower's
note dated November 7, 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 July 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 certain piece parcel or lot of land together with any im-
provements thereon or hereafter constructed thereon, situate, lying
and being in the State of South Carolina, County of Greenville,
designated as Lot 30, Pebble Creek, Phase I as shown upon a plat
prepared by Emwright Associates Inc., recorded September 17, 1973
in Plat Book 5-D at page 1-5 and having the following metes and
bounds to-wit:

BEGINNING on the western side of Honeybee Lane at the joint front
corner of Lots 29 and 30 and running N 88-19 W, 150.5 feet along
the joint lot line of said lots; thence turning and running N 1-36 E,
115.16 feet to the joint rear corner of lots 30 and 31; thence turn-
ing and running S 88-15 E, 151.0 feet along the joint lot line of
lots 30 and 31 to Honeybee Lane; thence turning and running S 1-51 W,
115.0 feet along Honeybee Lane to the point of beginning.

This being the identical premises heretofore conveyed to the mortgagor
by Deed of Pebblepart, Ltd, a South Carolina Limited Partnership,
recorded December 13, 1978 in Deed Book 1003 at page 670.

which has the address of 9 Honeybee Lane Taylors
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.

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