

FILED  
GREENVILLE CO. S. C.

NOV 15 11 24 AM '79

GONNIE E. TAYKERSLEY  
R.M.C.

1488 313

# MORTGAGE

THIS MORTGAGE is made this 14th day of November,  
1979, between the Mortgagor, Foothills Delta P, Inc.,  
(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-two Thousand Four  
Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated November 14, 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  
November 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 situate, lying and being in the  
State of South Carolina, County of Greenville, being known and designated as  
Lot 225 on plat of Canebrake II recorded in the R.M.C. Office for Greenville  
County, South Carolina, in Plat Book 7-C, at page 41, reference to which is  
hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by deed of College Properties,  
Inc. dated November 13, 1979, recorded herewith.

GCTC --- 1 NOV 15 79 838

which has the address of Lot 225 Hancock Lane, Route 4, Greer,  
(Street) (City)  
South Carolina 29651 (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 Form 6-78 — ENMA/ENMC UNIFORM INSTRUMENT — with amendments ending Page 11

4.0001

0313

4328 RV-2