

GREENVILLE CO. S. C.
NOV 16 1 59 PM '79
DEAN W. BERSLEY

1488 574

MORTGAGE

THIS MORTGAGE is made this 15th day of November, 1979, between the Mortgagor, Betty Loree C. Paulos, (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 Sixteen Thousand Five Hundred Eighty-one and 73/100ths - - Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 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, 2000;

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 City of Greenville, County of Greenville, State of South Carolina, on the eastern side of Holmes Drive and being known and designated as Lot No. 2 on plat of Holmes Acres recorded in the R. M. C. Office for Greenville County in Plat Book "Z", Page 1, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Holmes Drive at the joint front corner of Lots Nos. 2 and 3, and running thence along said Drive N. 4-56 W. 90 feet to an iron pin; thence along the joint line of Lots Nos. 1 and 2, S. 86-20 E. 151.3 feet to an iron pin; thence S. 23-28 E. 81.5 feet to an iron pin; thence S. 88-15 W. 175.8 feet to the point of beginning.

The above described property is the same conveyed to the mortgagor by Glenn W. Bert and Carol D. Bert by deed dated November 15, 1979, and recorded on November 1979, in the R. M. C. Office for Greenville County in Deed Book 1115, Page 771.

which has the address of 31 Holmes Drive Greenville,
(Street) (City)
South Carolina 29609 (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.

SOUTH CAROLINA — 1st Family-675-ENMA/FILMC UNIFORM INSTRUMENT (with amendment adding Para. 21)

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