

301 College St.
Greenville, SC

FILED
GREENVILLE CO. S. C.

NOV 20 2 41 PM '79

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1483 PAGE 894

MORTGAGE

THIS MORTGAGE is made this 20th day of November,
1979, between the Mortgagor, Sheila Ann Lindsay

(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 Seventy-nine Thousand, and No/100 (\$79,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 20 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, being known and designated as Lot 90 on plat of Holly Tree Plantation, Section III, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-H at Page 81, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Sagramore Lane, joint front corner of Lots 91 and 90 and running thence N. 38-18 W. 325.72 feet to an iron pin; thence turning and running N. 43-38 E. 100.1 feet to an iron pin; thence along the common line of Lots 90 and 89, S. 49-28 E. 328.67 feet to an iron pin on Sagramore Lane; thence with said Sagramore Lane, S. 38-33 W. 23.4 feet to an iron pin; thence S. 41-21 W. 47.9 feet to an iron pin; thence S. 45-42 W. 42.47 feet to an iron pin; thence S. 52-32 W. 48.75 feet to an iron pin; thence still with Sagramore Lane, S. 56-5 W. 7.45 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Furman Cooper Builders, of even date, to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
GREENVILLE COUNTY
NOV 20 1979
DONNIE S. TANKERSLEY
R.M.C.

which has the address of Lot 90, Sagramore Lane, Holly Tree Subdivision,
Simpsonville, SC 29681 (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 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.

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