

201 Old Towne Way
Simpsonville, S.C.

FILED
GREENVILLE CO. S. C.

BOOK 1489 PAGE 507

Nov 27 4 05 PM '79
MORTGAGE
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 26th day of November,
19 79, between the Mortgagor, Russell A. Reynolds and Dorothy I. Reynolds,
(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 thousand nine
hundred fifty one & 01/100 (50951.01) Dollars, which indebtedness is evidenced by Borrower's
note dated November 26, 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 Dec. 1,
.....2007.....;

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
on the northeastern side of Old Town Way, in the County of Greenville,
State of South Carolina, being known and designated as lot No. 39 as
shown on plat entitled Holly Tree Plantation, dated May 28, 1973,
prepared by Enwright Associates, Inc. and recorded in the RMC Office
for Greenville County, South Carolina, in Plat Book 4-X, at Page 33,
and having according to said plat the following metes and bounds, to-wit:
Beginning at an iron pin on the northeastern side of Old Town Way at
the joint front corner of Lots Nos. 38 and 39 and running thence with the
common line of said Lots, N. 35-59-00 E. 125.0 feet to an iron pin; thence
running N. 54-01-00 W. 125.0 feet to an iron pin at the joint rear corner
of Lots Nos. 39 and 40; thence running with the common line of said
Lots, S. 35-59-00 W. 125.0 feet to an iron pin on the northeastern side
of Old Town Way; thence running with the northeastern side of Old Town
Way, S. 54-01-00 E. 125.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed
from Charles S. Smith, III and Virginia K. Smith of even date to be
recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
NOV 27 1979

GCTO
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which has the address of 201 Old Town Way Simpsonville,
(Street) (City)
South Carolina 29681 (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.

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