

FILED
GREENVILLE CO. S. C.

BOOK 1490 PAGE 143

DEC 3 12 55 PM '79

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 30th day of November, 1979, between the Mortgagor, Stephen M. Reynolds and Cheryl F. 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").

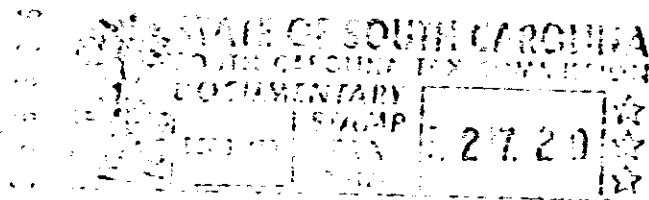
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-eight Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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 on the northwesterly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 21, on plat of Meyers Park, Section 1, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P, Page 54, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P, Page 57, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Forest Lane at the joint front corner of Lots 20 and 21, and running thence with the line of Lot 20, N. 54-32 W. 169.73 feet to an iron pin at the rear corner of premises herein described and property now or formerly of Knollwood Subdivision; thence along the line of property now or formerly of Knollwood Subdivision S. 35-31 E. 120 feet to an iron pin at the joint rear corner of Lots 21 and 22; thence along the line of Lot 22, S. 54-32 E. 169.87 feet to an iron pin on Forest Lane; thence along Forest Lane N. 35-28 W. 120 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to us by Edward P. Holder, Jr. and David B. Mann by HBA Properties, Inc., by deed dated November 30, 1979, and recorded on December 3, 1979, in the RMC Office for Greenville County in Deed Book 1116, Page 730.



which has the address of No. 34, Forest Lane Greenville, South Carolina 29605 (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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