

FILED
CO. S. C.
DEC 28 11 30 AM '79
DONNIE BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of December, 1979, between the Mortgagor, Michael S. Holdren and Janice M. Holdren, (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").

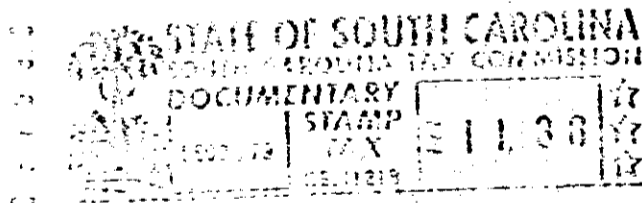
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Three Hundred Forty Two and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 28, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 southern side of Stokes Road in the County of Greenville, State of South Carolina, being a portion of Tract #1 of property of Lewis A. Stewart, plat prepared by Campbell & Clarkson, dated August 15, 1966 and being designated as Tract 1-A on plat of property of Levis L. Gilstrap prepared by Campbell & Clarkson dated July 16, 1970 in Plat Book 4-E, at Page 131 and having according to said last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Stokes Road at the joint front corner of Lots 1 and 1-A and running thence along with the common line of said lots, S. 10-00 W. 80 feet to an iron pin; thence, S. 32-32 W. 263.5 feet to an iron pin; thence N. 61-26 W. 95 feet to an iron pin; thence N. 28-52 E. 288.1 feet to an iron pin on the southern side of Stokes Road; thence along the said Stokes Road, N. 88-10 E. 100 feet to the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Robert A. Moore and Kathryn G. Moore of even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.



which has the address of Route 4, Box 366 Simpsonville,
(Street) (City)
SC 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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