

FILED
OFFICE OF THE RECORDER OF DEEDS
GREENVILLE, S.C.
FEB 11 12 33 PM '80
DONALD W. ANDERSLEY
RMC

MORTGAGE

THIS MORTGAGE is made this 8th day of February, 1980, between the Mortgagor, Herbert Eugene Joyner, (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 Fifteen Thousand Five Hundred Seven & 35/100 (\$15,507.35) Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1995.....;

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 Austin Township, County of Greenville, State of South Carolina, situate on the northern side of West Golden Strip Drive and being known and designated as a part of Lot No. 9, Block B, in a subdivision of the property of B. E. Greer, a plat of which is recorded in the RMC Office for Greenville County, and being more particularly described according to a survey and plat made by Webb Surveying and Mapping Company dated November 3, 1969, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Golden Strip Drive at the joint front corner of Lots No. 9 and 10 and running thence along the joint line of said lots N. 20-33 W. 84.7 feet to an iron pin; thence S. 89-05 W. 153.1 feet to an iron pin; thence S. 30-00 E. 158.3 feet to an iron pin on the northern side of West Golden Strip Drive; thence along the northern side of West Golden Strip Drive N. 60-00 E. 120 feet to an iron pin at the joint front corner of Lots No. 9 and 10, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Earl Leopard and Margie Leopard of even date, to be recorded herewith.

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which has the address of 8 W. Golden Strip Drive Mauldin,
(Street) (City)
South Carolina 29662 (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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RECORDED

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