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JUNIOR LAWYERSLEY

MORTGAGE

BOOK 1495 301

THIS MORTGAGE is made this 11th day of February 1980, between the Mortgagor, Edward M. Sauvain (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

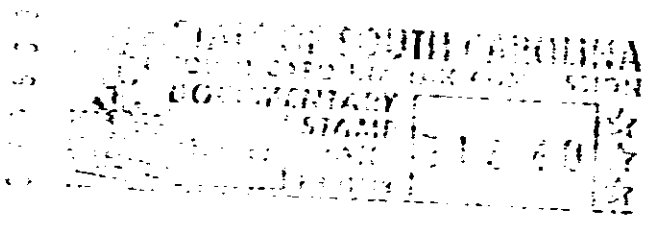
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand and No/100 (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 11, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010

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 situate, lying and being in the State of South Carolina, County of Greenville, and being more particularly described as Lot 20 on plat of Morningside Subdivision as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, Page 2 & 3. Reference is also made to a more recent survey identified as "Property of Edward M. Sauvain" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 2-V, Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Richbourg Road, said pin being 647 feet, more or less, east for the southeast corner of the intersection of Edwards Road with Richbourg Road, and running thence along the joint line of Lots 21 and 20, S43-30W 200 feet to an iron pin; thence along the joint line of Lots 20 and 3, S46-30E 125 feet to an iron pin; thence along the joint line of Lots 20 and 19, N43-30E 200 feet to an iron pin; thence along the southern side of Richbourg Road, N46-30W 125 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor herein by deed of James L. Hood, III, and Janice B. Hood on February 11, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1120, Page 338.



which has the address of 312 Richbourg Road, Greenville, S. C. 29615 (herein "Property Address");  
[Street] [City] [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 seised 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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