

GRAND FILED  
FEB 17 10 27 AM '80  
DONNIE LEWERSLEY  
S.C.

POB. 1495 597

# MORTGAGE

THIS MORTGAGE is made this 14th day of February, 1980, between the Mortgagor, William D. Richardson, (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-Seven Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 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....;

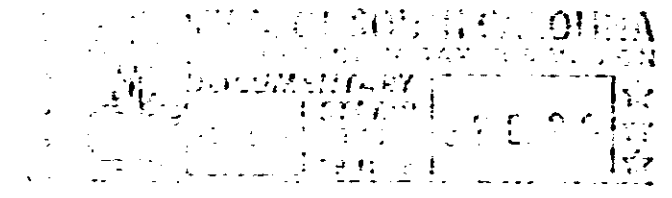
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 County of Greenville, State of South Carolina, on the southern side of Seabury Drive, known and designated as Lot No. 97 on plat of Merrifield Park, made by C. O. Riddle, RLS, dated October, 1967, recorded in the RMC Office for Greenville County in Plat Book 000 at Page 177 and having, according to said plat, the following metes and bounds:

BEGINNING at an old iron pin on the southern side of Seabury Drive at the joint front corner of Lots 97 and 98, and running thence along the southern side of Seabury Drive, N. 80-38 E. 21.5 feet to an old iron pin; thence S. 64-15 E. 50 feet to an old iron pin; thence N. 55-25 E. 50 feet to an old iron pin, joint front corner of Lot 97 and property now or formerly of Guest; thence turning and running along property now or formerly of Guest as the joint line, S. 5-00 E. 295.2 feet to an old iron pin; thence turning and running N. 73-20 W. 121.3 feet to an old iron pin; thence turning and running with the joint line of Lots 97 and 98, N. 3-54 W. 249.7 feet to the point of beginning.

See new plat recorded February 15, 1980, in Plat Book 7-V at Page 33.

This is the same property conveyed to the Mortgagor herein by deed of David L. Herndon and Betty K. Herndon dated February 7, 1980, recorded February 15, 1980, in Deed Book 1120 at Page 595.



which has the address of 306 Seabury Drive Greenville, S. C. 29615 (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 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.

RES 0.597

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