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BOOK 1495 613

MORTGAGE

THIS MORTGAGE is made this 14th day of February, 1980, between the Mortgagor, Perry M. Mitchell and Carolyn G. Mitchell, (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").

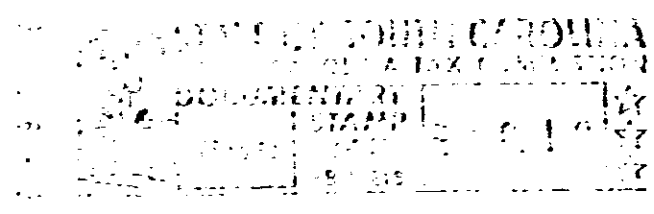
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Thousand Three Hundred Two and 65/100 (\$40,302.65) dollars, which indebtedness is evidenced by Borrower's note dated February 14, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2003.....;

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, lying on the southern side of Silent Night Drive (now known as Randy Drive), being shown and designated as Lot No. 22 on plat of Section II of Edwards Forest recorded in Plat Book RR at 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 Randy Drive, joint front corner of Lots Nos. 21 and 22, and running thence along the joint line of said lots, S. 30-31 E. 160.5 feet to an iron pin on the line of property now or formerly of Dot E. Cunningham; thence along the line of that property, S. 56-45 W. 180 feet to an iron pin at the rear corner of Lot No. 23; thence along the line of that lot, N. 2-37 E. 195.1 feet to an iron pin on the southern side of Randy Drive; thence along the southern side of Randy Drive, following the curvature thereof, the chord of which is N. 54-39 E. 72.7 feet to the beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Harriette W. Chavis as recorded in Deed Book 1180 at Page 600, in the RMC Office for Greenville County, S.C., on February 15, 1980.



which has the address of 31 Randy Drive Taylors,
(Street) (City)
S.C. 29687 (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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