

GREENVILLE, S.C.
FEB 22 1 33 PM '80
DONN... WYERSLEY
R.M.C.

200:1498 191

MORTGAGE

THIS MORTGAGE is made this 22nd day of February 1980, between the Mortgagor, EDGAR C. FOX & NANCY H. FOX (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").

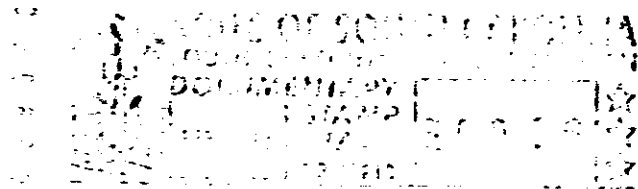
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FOUR THOUSAND THREE HUNDRED FIFTY & NO/100 (\$24,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1985

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 or hereafter constructed thereon located, lying and being in the City and County of Greenville, State of South Carolina, being shown and designated as Lot No. 35 on plat entitled "Collins Creek, Section One" dated July 30, 1979, prepared by C. O. Riddle, Surveyor, recorded in the Greenville County RMC Office in Plat Book 7-C, page 56, and having according to said plat the following metes and bounds, to wit:

BEGINNING at point on Northern side of right of way East Parkins Mill Road at joint front corner of within lot and Lot No. 36 and running thence along said right of way S. 64-50 W. 125.0 feet to point; thence N. 70-10 W. 35.36 feet to point on Northern side of right of way of Collins Creek; thence along said right of way N. 25-10 W. 127.23 feet to point; thence N. 28-42 W. 62.0 feet to point at joint corner of within lot and Lot No. 37; thence running along joint line of said lots N. 51-42 E. 157.95 feet to point at joint rear corner of within lot and Lot No. 36; thence running along joint line of said lots S. 25-10 E. 250.0 feet to point at joint front corner of within lot and Lot No. 36, on Northern side of right of way of East Parkins Mill Road, point and place of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Babbs Hollow Development Company, a General Partnership, of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.



which has the address of East Parkins Mill Road Greenville S. C. (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.

0191

4328 RV.2