

FILED  
GREENVILLE, S. C.

BOOK: 1496 758

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# MORTGAGE

BOOK: SPENNER SLEY

THIS MORTGAGE is made this 28th day of February 1980, between the Mortgagor, Robert E. Murphy, Jr., Robert E. Murphy, Sr. and Margaret T. Murphy (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").

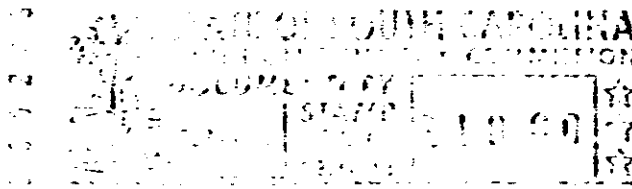
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 1980 herein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 \_\_\_\_\_, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, City and County of Greenville, shown as Lot 6 and Part of Lot 7 on plat of C. B. Martin Property, recorded in Plat Book F at page 102 and having the following courses and distances:

BEGINNING at an iron pin on Waccamaw Avenue, joint front corner of Lots 4 and 6 and running thence along the joint line of said lots, N. 71-35 W. 177.6 feet to an iron pin; thence S. 16-51 W. 69.9 feet and S. 12-36 W. 45.0 feet to an iron pin; thence a new line through Lot 7, S. 85-37 E. 184.5 feet to an iron pin on Waccamaw Avenue; thence along said Avenue, N. 12-10 E. 70.3 feet to an iron pin, the point of beginning.

Being the same property conveyed by M. Coker Golden, Jr. by deed recorded herewith.



which has the address of 210 Waccamaw Avenue, Greenville, S. C. (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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