

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

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GREENVILLE, S.C.

BOOK 1497 PAGE 475

MAR 10 10 28 AM '80 MORTGAGE

90NN ASPERSLEY
R.M.C.

THIS MORTGAGE is made this 7th day of March, 1980, between the Mortgagor, Donald C. Piper and Jenny Bourne, (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").

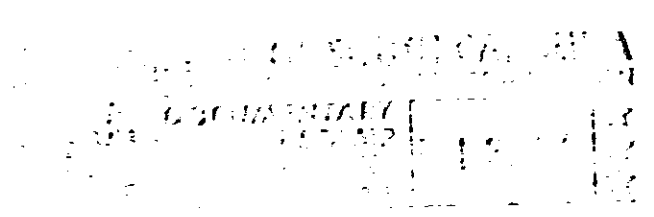
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 certain piece, parcel or lot of land lying situate and being in the County of Greenville, State of South Carolina, and being shown on a plat entitled "Property of Donald C. Piper and Jenny Bourne" prepared by R. B. Bruce, RLS #1952, dated March 6, 1980, and being recorded in the R.M.C. Office for Greenville County in Plat Book 7 W at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Fairview Road (Neely Ferry Road) being 4,750 feet, more or less, from the intersection with South Carolina Highway 418, and running along the western side of Fairview Road (Neely Ferry Road) S. 1-00 E. 348.0 feet to an iron pin; thence running due west 450 feet to an iron pin; thence running N. 1-00 W. 348.0 feet to an iron pin; thence running due east 450 feet to an iron pin on the western side of Fairview Road (Neely Ferry Road), being the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of Wilbur Robbins dated March 7, 1980, and to be recorded herewith.



which has the address of Rt. 1 Fairview Road Fountain Inn,
(Street) (City)

South Carolina 29644 (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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