

GR... FILED
CO. S. C.
MAR 13 3 55 AM '80
DONALD TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of March, 1980, between the Mortgagor, Roy D. Greene and Iris H. Greene, (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 Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 17, 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 47 and part of Lot No. 48 on plat of McDaniel Heights prepared by Dalton & Neves, Engineers, dated August, 1928 recorded in the RMC Office for Greenville County in Plat Book P at Page 87 and having according to a more recent survey prepared for Roy D. Greene and Iris H. Greene by Carolina Surveying Co. dated March 13, 1980 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cleveland Street 117.5 feet from the intersection of Cleveland Street and Albemarle Street to a new line running through Lot 48; thence with the northern side of Cleveland Street S. 85-50 W. 112.5 feet to an iron pin at the joint front corner of Lots 46 and 47; thence with the common line of said lots N. 4-10 W. 185 feet to an iron pin; thence N. 85-50 E. 112.5 feet to an iron pin; thence running along a new line through Lot 48 S. 4-10 E. 185 feet to an iron pin on the northern side of Cleveland Street, point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Elizabeth Reid Austin and Walter Samuel Ray as Executors of the Estate of Betty Ray Cooley dated March 17, 1980 and to be recorded herewith.

RECORDS SECTION
MAY 10 1980
GREENVILLE, S.C.

which has the address of 511 Cleveland Street Greenville,
(Street) (City)
South Carolina (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 cove...nts 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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