

S.C.
APR 1980
WHERSLEY

MORTGAGE

THIS MORTGAGE is made this 1st day of April 1980, between the Mortgagor, Henry C. Snyder and F. Conyers Norwood (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 Sixty Thousand Eight Hundred Fifty and no/100 (\$60,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 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 piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 7 of Cagle Circle, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F, Page 251, and having, according to a survey by James Ralph Freeland, R.L.S., dated March 25, 1980, captioned Property of Henry C. Snyder and F. Conyers Norwood, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Prentiss Avenue at the joint front corners of Lots Nos. 7 and 8; thence with the joint line of said lots, N 25-32 E 160.7 feet to an iron pin in the joint rear corner of said lots in the rear line of Lot No. 6; thence with the joint line of Lot No. 6 and 7. S 59-02 E 55 feet to an iron pin at the joint rear corner of said lots on the western side of Eagle Avenue; thence with the western side of Eagle Avenue S 10-35 W 78 feet to an iron pin; thence continuing with the western side of Eagle Avenue, S 30-03 W 76.5 feet to an iron pin at the northwestern intersection of Prentiss Avenue and Eagle Avenue; thence with the northern side of Prentiss Avenue, N 67-27 W 70 feet to the point of beginning.

Being the same conveyed to the Mortgagors by deed of Robert T. Ashmore, as Executor under the Will of Caroline W. Foster, to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON APRIL 1, 1980.

which has the address of 115 East Prentiss Avenue, Greenville, S.C. 29605 (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.

620

3
7
9
0

4328 RV-2