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MORTGAGE

THIS MORTGAGE is made this 19th day of March, 1980, between the Mortgagor, Maxwell Campbell Lusty and Diana V. Lusty, (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 Sixty-Three Thousand and No/100 (\$63,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 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 May 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, together with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Old Mill Road, being known and designated as Lot No. 72, Edwards Forest Heights Subdivision, as more particularly appears on that certain plat entitled "Edwards Forest Heights" prepared by Jones Engineering Services, dated February, 1967, recorded in Plat Book 000 at Page 89, and as more particularly set forth on that certain plat entitled "Maxwell C. & Diana V. Lusty" prepared by John R. Long, Surveyor, dated March 19, 1980, and recorded in Plat Book 70 at Page 64 and having according to said more recent plat the following metes and bounds:

BEGINNING at an iron pin in the joint front corner of Lots 71 and 72 at the right-of-way for Old Mill Road and running thence with the joint side line of Lots 71 and 72 S. 20° 36' W., 205.11 feet to an iron pin in the right-of-way for Edwards Mill Road at the joint rear corner of Lots 71 and 72; thence with the right-of-way for Edwards Mill Road S. 76° 43' E., 128.62 feet to an iron pin at the joint rear corner of Lots 72 and 73; thence with the joint side line of Lots 72 and 73 N. 15° 02' E., 199.90 feet to an iron pin at the joint front corner of Lots 72 and 73; thence with the right-of-way for Old Mill Road N. 75° 38' W., 82.19 feet to a stake; thence continuing with the right-of-way for Old Mill Road N. 72° 10' W., 26.50 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Frank E. and Marjorie L. Speer dated March 14, 1980 to be recorded herewith.

[Faint, illegible text]

which has the address of 203 Old Mill Road Taylors,
Street City
South Carolina 29687 (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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