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RECORDERS  
GREENVILLE

# MORTGAGE

FD-1500 PAGE 210

LOAN, TRUST, AND SAVINGS ASSOCIATION

FILE # 24710 AND CHE # 104

N. OR. # John E. Salsbury

EX. NO. # 31-5-17

THIS MORTGAGE is made this 4th day of April, 1980, between the Mortgagor, John E. Salsbury and Caroline F. Salsbury, (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 Nineteen Thousand One Hundred Fourteen and 67/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4th, 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 1st, 1996.....;

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 any improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, being known as 11 David Street, being shown and designated as Lot No. 6 on a plat prepared by J. N. Southern dated October 18, 1900, and recorded in Deed Book DDD at page 904½ in the RMC Office for Greenville County, with the following metes and bounds:

BEGINNING at an iron pin on David Street and running thence with David Street N 25½ W, 69.3 feet to an iron pin on C. A. David's line; thence with the line of C. A. David, S 57 W, 180 feet to Altom's Corner; thence S 29 E, 70.2 feet to an iron pin on Maxwell lot; thence N 57 E, 176 feet to the beginning corner.

DERIVATION: Deed of J. B. McCaskill recorded April 8th, 1980 in Deed Book 1123 at page 628



which has the address of 11 David Street, Greenville, South Carolina, (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 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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