

FILED
GREENVILLE CO. S. C.
APR 25 2 09 PM '80
DONN E. STANERSLEY
R.M.C.

BOOK 1501 PAGE 620

MORTGAGE

THIS MORTGAGE is made this 25th day of April 1980, between the Mortgagor, Roger Young and Alice Ruth Young (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").

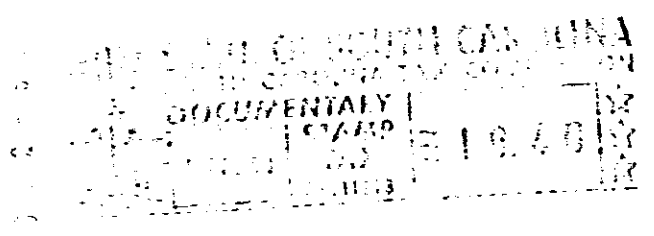
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one Thousand and no/100 (\$41,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2005

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 lot of land situate on the western side of Wexford Drive in the County of Greenville, State of South Carolina, being shown as the major portion of Lot 76 on the plat of Cambridge Park Subdivision, dated June 1, 1972, prepared by Dalton and Neves Co., Engineers, recorded in Plat Book 4-R at page 11 in the RMC Office for Greenville County and also being shown on a plat of property of Roger Young and Alice Ruth Young dated April 24, 1980, prepared by Freeland and Associates, Surveyors, recorded in Plat Book 7-2 at page 34 in the RMC Office for Greenville County and having according to said later plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Wexford Drive at the joint front corner of Lots 75 and 76 and running thence with Lot 75 N 55-13 W, 125 feet to an iron pin at the joint rear corner of Lots 70, 71, 75 and 76, thence with Lot 70, N 69-02 E, 85.4 feet to an iron pin at the joint rear corner of Lots 69 and 70; thence with a new line through Lot 76, S 80-59 E, 61.8 feet to an iron pin on Wexford Drive; thence with said drive, S 19-26 W, 70 feet to an iron pin; thence still with said drive, S 29-06 W, 30 feet to the point of beginning.

DERIVATION: Deed of Billy C. Brown recorded April 25, 1980 in Deed Book 1124 at page 611.



which has the address of 208 and 210 Wexford Drive, Greenville, S.C. (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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