

RECORDED
11 11 AM '80
SHERSLEY
S.C.

FOSTER & ...
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

ECO. 1504 PAGE 194

MORTGAGE

THIS MORTGAGE is made this 30th day of May, 1980, between the Mortgagor, Paul B. Zion and Cathy H. Zion (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 June 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 lot of land lying in the State of South Carolina, County of Greenville, on the northeast side of North Garden Circle shown as Lot No. 13 on a map of North Garden Subdivision recorded in Plat Book EE at Page 63 in the RMC Office for Greenville County and being further described as follows:

Beginning at an iron pin on the northeast side of North Garden Circle at the joint front corner of Lots Nos. 12 and 13 and running thence with the line of Lot No. 12 W. 78-51 E. 200 feet to an iron pin; thence running S. 11-09 E. 80 feet to an iron pin at the corner of Lot No. 14; thence along the line of Lot 14 S. 78-51 W. 200 feet to an iron pin on the northeast side of North Garden Circle; thence along North Garden Circle N. 11-09 W. 80 feet to the point of beginning.

This property was conveyed to the mortgagors herein by deed of Magdy A. Abdou and Samia Abdou dated May 30, 1980, and recorded in the RMC Office for Greenville County, S. C. on May 30, 1980, in Deed Book 1126 at Page 664.

OFFICE OF SOUTH CAROLINA
RECORDS & TAX COMMISSION
DOCUMENTARY
STAMP
\$13.52

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which has the address of 28 North Garden Circle, Greenville, (City)
South Carolina 29609 (State and Zip Code) (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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