

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

S.C.

JUN 22 PM '80

DEAN W. BRISLEY

ECO: 1505 PAGE 624

# MORTGAGE

THIS MORTGAGE is made this 19th day of June, 1980, between the Mortgagor, George P. Mitchell, Jr., and Martha S. Mitchell, (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").

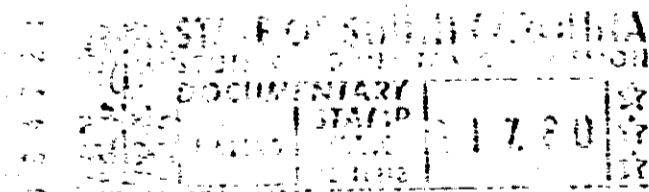
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 piece, parcel or lot of land situate, lying and being near the City of Greenville, State of South Carolina, being known and designated as Lot No. 44, Section 1, Lake Forest Subdivision, as more particularly appears on that certain plat entitled "Lake Forest, Section 1" prepared by Piedmont Engineering Service, dated July, 1953, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG at Page 17, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Tranquil Avenue at the joint front corner of Lots 44 and 45 and running thence with the joint side line of Lots 44 and 45 N. 24-16 E., 224.5 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence N. 89-30 W., 51.2 feet to a point; thence N. 56-28 W., 24.6 feet to an iron pin at the joint rear corner of Lots 43 and 44; thence with the joint side line of Lots 43 and 44 S. 38-33 W., 180.6 feet to the joint front corner of Lots 43 and 44 on the right-of-way for Tranquil Avenue; thence along the right-of-way for Tranquil Avenue S. 49-26 E., 120 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Barry M. Hawkins and Karen B. Hawkins, dated June 19, 1980, to be recorded herewith.



which has the address of 7 Tranquil Avenue Greenville,  
(Street) (City)

South Carolina (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 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.

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