



MORTGAGE



1507-209

THIS MORTGAGE is made this 1st day of July, 1980, between the Mortgagor, Mary E. Graceley, (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 Three Thousand Two Hundred Sixty-Two Dollars and Sixty-Eight Cents Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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, 1983

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 with the building and improvements thereon, situate, lying and being in the City of Greenville, Butler Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 62 on plat of College Heights made by Dalton & Neves, Engineers, August, 1946 recorded in the RMC Office for Greenville County in Plat Book "P" at Page 75 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Columbia Circle, joint corner of Lots No. 61 and 62, which pin is 300 feet west from the northwest corner of Griffin Drive and Columbia Circle, and running thence with the joint line of said lots N. 33-10 W. 175 feet to an iron pin rear corner of Lot No. 52; thence with the rear line of said lot S. 56-50 W. 75 feet to an iron pin corner of Lot No. 63; thence with the line of said lot S. 33-10 E. 175 feet to an iron pin on the north side of Columbia Circle; thence with the north side of said street N. 56-50 E. 75 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of The Estate of Robert T. Graceley, Sr. and recorded in the RMC Office for Greenville County on June 26, 1980 in Deed Book #1128 and page #174.

which has the address of 112 Columbia Circle, Greenville, South Carolina 29607 (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 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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