

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29601

RECORDED  
S.C.  
AUG 23 PM '80  
HICKSLEY

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# MORTGAGE

THIS MORTGAGE is made this 8th day of August, 1980, between the Mortgagor, Lonnie H. Littlejohn and Doris K. Littlejohn, (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 Thirty One Thousand Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1998

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, situate, lying and being in the State of South Carolina, County of Greenville, located on the northern side of S. C. Highway 316 (also known as Emily Lane) containing 14.28 acres and having, according to a recent survey prepared for Lonnie H. Littlejohn and Doris K. Littlejohn by H. C. Clarkson, Jr., RLS, dated July 23, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-D at Page 19 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of S. C. Highway 316 (Emily Lane) which point lies 277 feet west of Mellwood Drive, and running thence with the northern side of S. C. Highway 316 S. 82-04 W. 1080 feet to an iron pin, thence with the line of Haselwood Subdivision as shown on said plat, the following courses and distances: N. 9-35 W. 577.7 feet, N. 28-49 E. 240 feet, S. 79-41 E. 520 feet, S. 69-41 E. 45 feet, S. 54-03 E. 413.4 feet, N. 82-04 E. 120 feet, and S. 7-56 E. 300 feet to a point on the northern side of S. C. Highway 316, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Janet B. Swezey dated August 8, 1980 and recorded in the RMC Office for Greenville County on August 11, 1980 in Deed Book at Page \_\_\_\_\_

which has the address of Route 4 Emily Lane Piedmont  
(Street) (City)  
South Carolina 29673 (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 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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