

FILED
GREENVILLE CO. S. C.

AUG 15 12 40 PM '80

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1511 PAGE 240

MORTGAGE

THIS MORTGAGE is made this 15 day of August,
1980, between the Mortgagor, John G. Matthews and Aneita R. Matthews
(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 Seventy-Two Thousand
and No/100ths Dollars, which indebtedness is evidenced by Borrower's
note dated August 15, 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 September
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 in the
County of Greenville, State of South Carolina being shown and designated as
Lot 114 on a plat of Forrester Woods, Section 7, recorded in the RMC Office
for Greenville County in Plat Book 5P, Page 21 and having according to a more
recent survey prepared by T. H. Walker, Jr., Surveyor, dated July 29, 1980,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Stoney Creek Drive at the
joint front corner of Lots 113 and 114 and running thence with the common line
of said lots N. 49-0 W. 165 feet to an iron pin at or near a lake; thence
N. 46-27 E. 100.4 feet to an iron pin at the joint rear corner of Lots 115 and
114; thence with the common line of said lots, S. 49-0 E. 155.6 feet to an iron
pin on the northwestern side of Stoney Creek Drive; thence with the northwestern
side of said Drive, S. 41-0 W. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of R. L.
Rucker Builder, Inc. dated August 15, 1980 to be recorded herewith.

which has the address of 218 Stoney Creek Drive, Greenville, S. C. 29607
(Street) (City)
(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.

SOUTH CAROLINA — 1 to 4 Family-6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)

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