

FILED
GREENVILLE CO. S. C.
AUG 19 2 19 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1511 PAGE 791

FIRST FEDERAL
P.O. BOX 403
GREENVILLE, S. C. 29602
MORTGAGE

THIS MORTGAGE is made this 15th day of August, 1980, between the Mortgagor, Kenneth H. & Virginia R. Bagwell, (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 Ninety Five Hundred & 00/100 (\$9,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated Aug. 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 Sept. 1, 1985....;

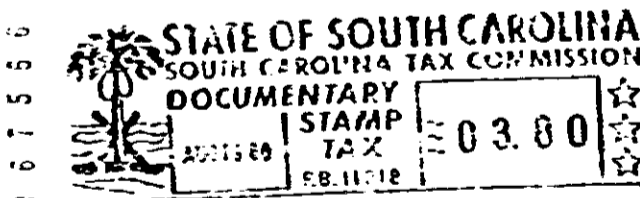
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in Greenville County, State of South Carolina, being shown as lot No. 70 on plat of property of J. P. Rosamond recorded in Plat Book H at Pages 185 and 186, and described as follows:

BEGINNING at an iron pin in the Southern side of E. Decatur Street, corner of lot 69, and running thence with the line of said lot, S. 34-03 E. 232.4 feet to an iron pin; thence S. 46-15 W. 42.7 feet to an iron pin; thence S. 73-15 W. 18 feet to an iron pin, rear corner of lot 71; thence with line of said lot, N. 34-03 W. 234.5 feet to an iron pin in South side of E. Decatur Street; thence with said Street, N. 55-51 E. 60 feet to the point of beginning. Being the same property conveyed to the grantor by deed recorded in Volume 454 at Page 34.

As a part of the consideration for this deed the grantee assumes and agrees to pay \$4000.00 due on a mortgage held by Fidelity Federal Savings & Loan Association recorded in Volume 528 at Page 313.

This being the same property conveyed to the mortgagor herein by deed of H. C. Bates and recorded in the RMC office for Greenville County on 10-24-52 in Deed Book 465 and Page 367.



which has the address of 113 E. Decatur St. Greenville,
(Street) (City)
S. C. 29609 (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.