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GONNIE S. TANKERSLEY  
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BOOK 1513 PAGE 19

# MORTGAGE

THIS MORTGAGE is made this 27th day of AUGUST, 1980, between the Mortgagor, H.S. YARBOROUGH, JR. AND LINDA F. YARBOROUGH, (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 SIXTY-SEVEN THOUSAND FIFTY AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated AUGUST 27, 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.....;

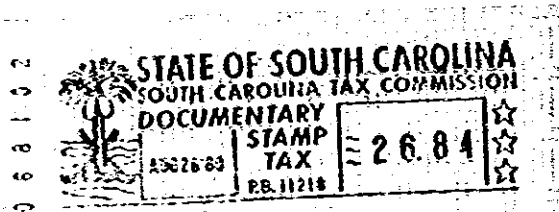
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 State of South Carolina, County of Greenville, shown and designated as Lot 26 on plat of CANEBRAKE, Section I- recorded in the RMC Office for Greenville County in Plat Book 5P at page 46, and also shown on a more recent survey of "Property of H. S. Yarborough, Jr. and Linda F. Yarborough, dated August 20, 1980, prepared by Freeland & Associates, recorded in Plat Book S-D at page 87, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Saratoga Drive, joint front corner of lots 25 and 26 and running thence N. 11-15 E., 135.52 feet to an iron pin in a creek; thence with the creek as the line, S. 58-16 E., 147.38 feet to an iron pin; thence leaving said creek, turning and running with the common line of lots 26 and 27, S. 45-45 W., 157.50 feet to an iron pin on a cul-de-sac of Saratoga Drive; thence with said cul-de-sac, the chord of which is (N. 35-34 W.,) 67.0 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagors by deed of David R. Baldwin and Agatha L. Baldwin, to be recorded of even date herewith.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.



which has the address of 326 Saratoga Drive, Greer, S.C. (City)  
29651 (State and Zip Code) (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 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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