

FILED  
GREENVILLE CO. S. C.

MORTGAGE

AUG 29 3 55 PM '80

THIS MORTGAGE is made by this 29th day of August, 1980, between the Mortgagor, James P. Pearson, Jr. and Judith D. Pearson, (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").

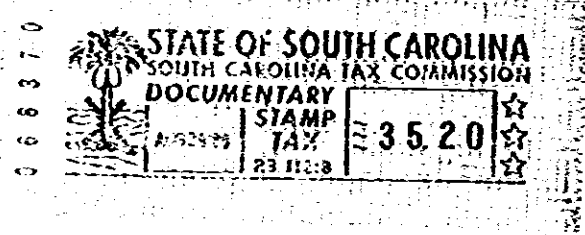
WHEREAS Borrower is indebted to Lender in the principal sum of Eighty Eight Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2011.....;

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 improvements thereon lying and being on the westerly side of Sugar Creek Road and on the northerly side of Fern Brook Lane, and being designated as Lot No. 49 on Map No. 3, Section One, Sugar Creek and recorded in Plat Book 4R, Page 86, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sugar Creek Road, joint front corner of Lots 48 and 49 and running thence along the common line of said lots N. 65-16-58 W. 140.70 feet to an iron pin; thence S. 32-09-00 W. 125 feet to an iron pin on the northerly side of Fern Brook Lane; thence along said Lane S. 57-51-00 E. 125 feet to an iron pin at the intersection of said Lane with Sugar Creek Road; thence around said intersection on a curve the chord of which is N. 76-11-17 E. 34.78 feet to an iron pin on the westerly side of Sugar Creek Road; thence along said Road N. 27-28-55 E. 118.60 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of M. Graham Proffitt, III, et. al. dated June 27, 1980 and recorded June 30, 1980 in the RMC Office for Greenville County in Deed Book 1128 at page 389.



which has the address of 118 Sugar Creek Road Greer,  
(Street) (City)  
South Carolina 29651 (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.

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