

FILED  
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

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# MORTGAGE

THIS MORTGAGE is made this 29th day of August, 1980, between the Mortgagor, CHRISTINE BAKER, (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 FORTY-TWO THOUSAND SEVEN HUNDRED & NO/100 (\$42,700.00) 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 September 1, 2010.....;

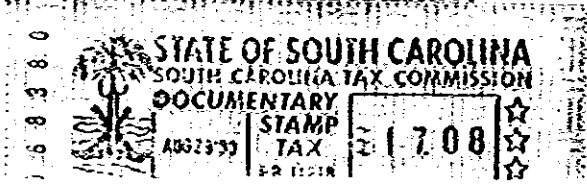
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or tract of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, being shown as Part of Lots 11, 12, 13 and 14 of the Sam R. Zimmerman Property on plat recorded in Plat Book 0, page 61, said property being located on Saluda Dam Road, and a County Road, and fronting thereon 175 feet, and having according to a more recent survey of the property of Christine Baker made by Jones Engineering Service, August 26, 1980, the following metes and bounds, to wit:

BEGINNING at iron pin on Saluda Dam Road and running thence a new line N. 22-33 W. 250 feet to iron pin; running thence S. 68-54 W. 145 feet; running thence a new line through Lot 14, S. 15-21 E. 222.2 feet to iron pin on County Road; running thence along County Road and Saluda Dam Road, N. 82-09 E. 125 feet; thence continuing with Saluda Dam Road N. 68-54 W. 50 feet to iron pin, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of even date and recorded simultaneously with said mortgage.

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 220 Saluda Dam Road Greenville,  
(Street) (City)  
S. C. 29611 (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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