

FILED
GREENVILLE CO. S. C.

SEP 9 11 04 AM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1515 PAGE 221

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 4th day of September 1980, between the Mortgagor, Estelle W. Eledge and Ollie E. Eledge (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Thousand Eight Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 4, 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 1st, 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: Chicks Springs Township, on the north side of Connecticut Avenue, in the City of Greer, being known and designated as LOT NO. 12 on plat of property of I. O. and John A. Robinson, prepared by H. S. Brockman, surveyor, 11-21-39, and having the following courses and distances, to-wit:

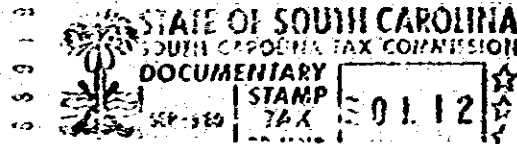
BEGINNING at an iron pin on the north side of Connecticut Avenue, corner of Lot No. 13, which point is 124 feet in an easterly direction from the intersection of said Avenue with South Avenue and running thence with Connecticut Avenue, S. 75-35 E. 60 feet to iron pin, corner of Lot No. 11; thence with the line of that lot, N. 12-15 E. 140 feet to iron pin; thence with the rear line of Lot No. 31, N. 75-35 W. 60 feet to an iron pin, corner of Lot No. 13; thence with line of that lot, S. 12-15 W. 140 feet to the beginning corner.

This is that same property conveyed to mortgagors herein be deed of W. G. Chandler, recorded in RMC Office for Greenville County on 5-9-44 in Deed Book 263 at page 368.

AND ALSO, all that other parcel of lot of land in said County and State, on the north side of Connecticut Avenue, in the City of Greer, known and designated as LOT NO. 13 on plat of property made by H. S. Brockman, Surveyor, for I. O. and John A. Robinson, dated 11-21-39, recorded in the RMC Office for Greenville County, LESS HOWEVER, one-half of said lot conveyed by mortgagors to Claude Forrester by deed recorded in RMC Office for Greenville County in Deed Book 448 at page 95.

This is the same property conveyed to Estelle Eledge and Ollie Eledge by deed of W. G. Chandler, recorded in RMC Office for Greenville County on 11-3-44 in Deed Book 269 at page 51.

See, also, Probate Court Records, Last Will of Roy T. Eledge, Apartment 1427 File 3.



which has the address of 112 Connecticut Avenue Greer, S. C. 29651 (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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