

GREENVILLE  
S. C.  
OCT 2 10 04 AM '80  
DONN TANKERSLEY  
R.M.C.

FOSTER & RICHARDSON

# MORTGAGE

1518-10893

THIS MORTGAGE is made this 1st day of October, 1980, between the Mortgagor, Rex A. Laws, (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").

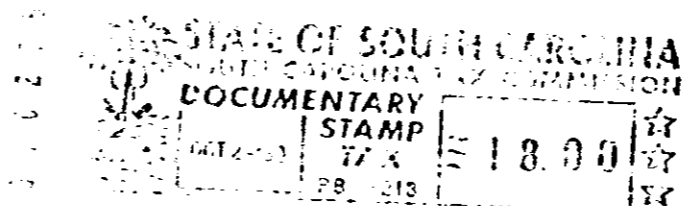
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 49 on plat of Pleasantburg Forest, made by Dalton & Neves, Engineers, August 1956, revised Jan. 1961, recorded in the RMC Office for Greenville County in Plat Book GG, at Page 162, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Dera Street at the joint front corner of Lots Nos. 48 and 49 and running thence with the line of Lot No. 48, N. 16-18 W. 219 feet to an iron pin; thence S. 87-07 E. 73.3 feet to an iron pin; thence N. 72-40 E. 65 feet to an iron pin; thence S. 2-05 W. 175 feet to an iron pin on the northwestern side of Dera Street; thence along Dera Street S. 52-26 W. 85.1 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of George P. Apperson, Jr. and Hurdle H. Lea dated October 1, 1980, and recorded in the RMC Office for Greenville County, S. C. October, 1980, in Deed Book 134 at Page 621



OCT 2 10 04 AM '80

which has the address of 35 Dera Street, Greenville, (Street) (City)  
South Carolina 29607 (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.

4328 RV-2