

FILED MORTGAGE  
GREENVILLE CO. S. C.

BOOK 1522 PAGE 208

THIS MORTGAGE is made this 27<sup>th</sup> day of OCTOBER, 1980, between the Mortgagor, TROY M. AMBURN AND RITA G. AMBURN, DONNE LANSERSLEY (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

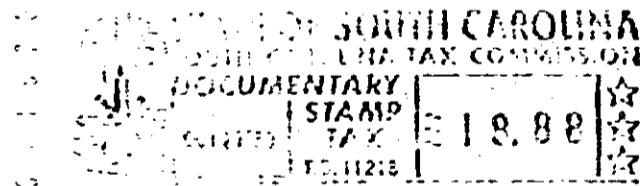
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SEVEN THOUSAND TWO HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as a portion of Lot 29, Property of Helen M. Poe, according to Plat recorded in Plat Book P at Page 65 and being known as an unnumbered lot on the southwestern side of Northwood Avenue, according to a plat of a redivision of lots on Northwood Avenue and Pinehurst Drive made by Piedmont Engineering Company in March, 1951, recorded in Plat Book Z at Page 183 and having, according to the Piedmont Engineering Company Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Northwood Avenue, joint front corner of Lots 22 and unnumbered lot and running thence S. 42-22 W. 104 feet to an iron pin, common corner of Lots 22, 28 and said unnamed lot; thence along the line of Lot 28 S. 1-15 W. 52 feet to an iron pin; thence S. 70-53 E. 137.4 feet to an iron pin on a branch; thence N. 14-05 E. 122.4 feet to an iron pin on the southwestern side of Northwood Avenue; thence along Northwood Avenue N. 60-28 W. 39.2 feet to an iron pin; thence continuing with said Avenue N. 55-43 W. 65.2 feet to the beginning corner.

Derivation: Deed Book 1136, Page 190 - Millie O. Beeks and Jannie C. Roth 10/27/80



which has the address of 116 Northwoods Avenue Greenville, S. C. 29609 (Street) (City) (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 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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