

GREENVILLE S.C.
OCT 29 10 09 AM '80
DONNIE S. FANKERSLEY
R.M.C.

BOOK 1522 PAGE 443

LAW OFFICES OF THOMAS C. BRISSEY, P.A.

MORTGAGE

THIS MORTGAGE is made this 25th day of October, 1980, between the Mortgagor, Carolyn G. Root, (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 Eleven Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 November 1, 2002.....;

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 City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Johnson Street (now known as Aniwetauk Street), and being known and designated as Lot No. 130 of East Lynne Addition, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book H at Page 22, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Johnson Street (now known as Aniwetauk Street), at the joint front corner of Lots 129 and 130, and running thence with the line of Lot 129, S. 61-10 E. 150 feet to an iron pin in the line of Lot 136; thence with the line of that lot, S. 28-50 W. 50 feet to an iron pin at the joint rear corner of Lots 130 and 131; thence with the line of Lot 131, N. 61-10 W. 150 feet to an iron pin on the southeastern side of Johnson Street; thence with the southeastern side of Johnson Street, N. 28-50 E. 50 feet to the beginning corner.

This being the same property conveyed to Mortgagor by deed from Joy Brown dated October 25, 1980, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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which has the address of 6 Aniwetauk Street Greenville
(Street) (City)
South Carolina (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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