

FILED
GREENVILLE CO. S.C. MORTGAGE

BOOK 1523 PAGE 554

NOV 6 2 19 PM '80

THIS MORTGAGE is made this 6th day of November 1980, between the Mortgagor, Mark W. Devon and Jo B. Devon (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Four Hundred and No/100 (\$30,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 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 December 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, on the Northern side of Garraux Street, being known and designated as Lot J on a plat of North Hills, recorded in Plat Book H at Page 90, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Garraux Street at the dorner of Lot I, and running thence with the line of that Lot N. 19-30 E. 147.8 feet to an iron pin on a ten foot alley; thence with said alley S. 66-02 E. 44.4 feet to an iron pin; thence with a ten foot alley and the line of Lot No. 29A, S. 17-00 W. 148 feet to an iron pin on Garraux Street; thence with said street, N. 66-02 W. 50 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Richard C. Rountree of even to be recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX
\$ 12.10
FEB 1981

which has the address of 107 Garraux 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.

6010
NOV 6 2 19 PM '80

4
5
6
0

4328 RV-2