

FILED
CO. S. C.

MORTGAGE

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THIS MORTGAGE is made this 19th day of November, 1980, between the Mortgagor, **RONNASLEY Densmore**

(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 **TWENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$25,500.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **November 19, 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, 1993**;

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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Eastern side of Milbrook Circle, being shown as Lot No. 34 on a plat of North Hampton Acres, dated December, 1961, prepared by C. O. Riddle, and recorded in Plat Book YY, at Page 63, in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Milbrook Circle, joint front corner of Lots Nos. 34 and 35, and running thence with Lot No. 35, N. 86-58 E. 293.2 feet to an iron pin in the line of Lot No. 32; thence with line of Lot No. 32, N. 3-55 W. 160 feet to iron pin at joint rear corner of Lots Nos. 32 and 33; thence with Lot No. 33, N. 26-20 W. 165 feet to iron pin on Milbrook Circle; thence with said Circle the following courses and distance: S. 60-3 W. 203.6 feet to iron pin; thence S. 43-21 W. 49.5 feet to iron pin; thence S. 9-15 W. 47.6 feet to iron pin; thence S. 7-14 E. 50.1 feet to iron pin; thence S. 2-21 E. 90.2 feet to point of beginning, and containing 1.67 acres.

This is the same property conveyed to the mortgagor by deed of Paul S. Goldsmith, Trustee, dated September 25, 1968, recorded in Deed Book 853, Page 204, R.M.C. Office for Greenville County.

RECORDED
DOCUMENTARY
STAMP
OCT 20 1980

which has the address of **Route 5, Millbrook Circle** **Taylors**
(Street) (City)
S. C. 29687 (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.

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