

FIRST FEDERAL
P. O. BOX 438
GREENVILLE, S. C. 29602

BOOK 1528 PAGE 508

REC'D
S. C.
MORTGAGE
DEC 19 1980

THIS MORTGAGE is made this ASLEY 19th day of December,
19 80, between the Mortgagor, Charles W. Murphy, & Marguerite B. Murphy
(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 Ten thousand and
no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated December 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 Jan. 1,
....1991.....;

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 those lots of land in the County of Greenville, South Carolina shown
as Lots 24 and 25 on plat of Rolling Acres recorded in plat book GGG
page 200, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Robertson Street, at
the corner of Lot 23 and running thence N. 84-27 W 175.5 feet to an iron
pin; thence N 5-33 E 200 feet to an iron pin; thence S 84-27 E 175.5
feet to an iron pin on the western side of Robertson Street; thence
with said street, S 5-33 W 200 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Clyde A. Robertson
and Margaret Z. Robertson and recorded in the R.M.C. Office for Greenville County on
October 5, 1976, in deed book 1044 and page 75.

which has the address of 107 Robertson Road Taylors 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.

SOUTH CAROLINA — FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, INC. UNIFORM INSTRUMENT

SCTO

1 DE 29 80

609

A. C. C. T.

5050

4328 RV-2