

FILED
GREENVILLE CO. S. C.
JAN 28 10 28 AM '81
JOHN S. TANKERSLEY
R.M.C.

BOOK 1531 PAGE 22

MORTGAGE

THIS MORTGAGE is made this 26th day of January, 1981, between the Mortgagor, Garlin & Elizabeth Note, (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 5850.00 Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Feb. 1, 1986.....;

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 in Greenville County, State of South Carolina, being known and designated as a part of lot #30 Section B, property of Alice M. and H. H. Willis, recorded in the RMC Office for Greenville County, in Plat Book K at Page 271 and having according to a more recent survey prepared by J. C. Hill, Engineer, Dated May 9, 1955, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Willis Avenue, at joint front corner of lots #29 and 30, and running thence with line of lot #29 S. 75E. 154.7 feet to an iron pin; thence along the property now or formerly of J. A. Jones, N. 13-40 E. 90.2 feet to iron pin; thence N. 30-15 W. 151.2 feet to iron pin on Willis Avenue; thence with Whid Avenue, S. 19-32 W. 75.5 feet to the beginning corner.

~~Being a portion of the property conveyed to the late Garrette S. Crow by deed recorded in Book of Deeds 247 at Page 88, and was devised to Arbutus C. Garrison and Gladys C. Burroughs by Will to be found in Apartment 545, File 19 in the Probate Judge's Office for Greenville County.~~

This being the same property conveyed to the mortgagor by deed of D. C. Smith as Executor of the Estate of Garret S. Crow, Gladys C. Burroughs, formerly Gladys Ethel Crow and Arbutus C. Garrison and recorded in the RMC office for Greenville County on May 11, 1955 in deed book 525 at page 98.

This is also the same property that Garlin Note deeded 1/2 interest to Elizabeth Note recorded June 28, 1955 in Deed Book 528 at page 351.

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which has the address of 19 Willis Avenue Greenville, SC
(Street) (City)
29611 (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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