

Mortgagee's address:

P. O. Drawer 408 Greenville, S. C. 29602

FILED
FEB 18 1 54 PM '81
DONNIE E. HARRISLEY
R.M.C.
MORTGAGE

BOOK 1532 PAGE 769

THIS MORTGAGE is made this 18th day of February, 1981, between the Mortgagor, Louis F. Snedigar, (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 \$10,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 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 March 1, 1984;

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 and lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on Forest Lane, being shown and designated as Lot No. 39 on Plat of Meyers Park, Section Two, Amended, dated November 10, 1976, prepared by C. O. Riddle, R. S., and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P, at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Forest Lane at the joint front corner of Lots Nos. 39 and 40, and running thence with the line of Lot No. 40, S. 19-25 W. 205.54 feet to an iron pin at the joint rear corner of Lots Nos. 39 and 40 in the line of property now or formerly designated as Greenville Country Club; thence with the line of property now or formerly designated as Greenville Country Club the following courses and distances: N. 75-48 W. 103.56 feet to an iron pin; S. 46-34 W. 85.82 feet to an iron pin at the joint rear corner of Lots Nos. 38 and 39; thence with the line of Lot No. 38, N. 23-21 E. 296.23 feet to an iron pin on the southern side of Forest Lane at the joint front corner of Lots Nos. 38 and 39; thence with the southern side of Forest Lane, S. 68-37 E. 122 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Louis Builders, Inc., now by change of name, First Carolina Construction Company, Inc., dated February 18, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1142, at Page 702.

which has the address of Lot 39, Meyers Park Subdivision, Greenville, South Carolina 29605 (herein "Property Address");

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.

SC70
FEB 18 1981
19

0769

4328 RV.2