

Mortgagee's Address: P. O. Drawer 408, Greenville, S. C., 29602

1555-4638

FILED
S.C.
MARCH 13 AM '81
W.M.C. HERSLEY

MORTGAGE

THIS MORTGAGE is made this 13th day of March, 1981, between the Mortgagor, Alberto Soto and Ernestina J. Soto

(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 Forty Two Thousand Three Hundred and No/100 (\$42,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 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 April 1, 2011.

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, on the northern side of Sunset Drive, being shown and designated as Lot No. 18 on Map 2, SUNSET HEIGHTS, made by C. O. Riddle, dated September 17, 1953, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sunset Drive, joint front corner of Lots Nos. 17 and 18 and running thence with the joint line of said lots N. 27-25 W. 200 feet to an iron pin; thence N. 62-35 E. 100 feet to an iron pin at the corner of Lot No. 19; thence with the joint line of Lots Nos. 18 and 19 S. 27-25 E. 200 feet to an iron pin on the northern side of Sunset Drive; thence with the northern side of said Drive S. 62-35 W. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of William S. Pearson and Barbara S. Pearson dated March 13, 1981, and to be recorded of even date herewith.

120 Sunset Drive, Mauldin

which has the address of _____ (Street) _____ (City) S. C. 29662 (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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