

APR 1 2 19 PM '81

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 1st day of April, 1981, between the Mortgagor, John P. Madison and Irma J. Madison, (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 Fifty-nine Thousand, One Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 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;

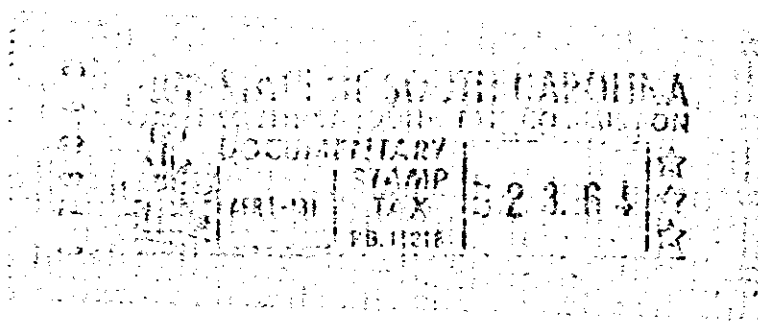
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Imperial Drive and being known and designated as Lot 373 on a plat of Heritage Hills Subdivision, Section III, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-F, Page 26, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Imperial Drive at the joint front corner of Lots 373 and 375 and running thence with the common line of said Lots, N 06-07 E 119.75 feet to an iron pin at the joint rear corner of Lots 374 and 375; thence N 03-22 W 50.6 feet to an iron pin; thence S 61-31 W 183.0 feet to an iron pin on Imperial Court; thence with Imperial Court, S 11-37 E 38.3 feet to an iron pin; thence S 33-14 E 35.45 feet to an iron pin on Imperial Drive; thence with said Drive, S 84-00 E 140 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Clarence C. and Claudia H. Clary as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1105, Page 457, on April 1, 1981.



which has the address of 508 Imperial Drive Greenville,  
(Street) (City)  
South Carolina (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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