

Mortgagee's mailing address: 301 College Street, Greenville, S.C. 29601

FILED  
GREENVILLE CO. S. C.  
MAY 14 3 31 PM '81  
DONNA BANKERSLEY  
R.M.C.

200: 1541 PAGE 198

# MORTGAGE

THIS MORTGAGE is made this 14th day of May, 1981, between the Mortgagor, C. Horace Loftis and Hazel E. Loftis, (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").

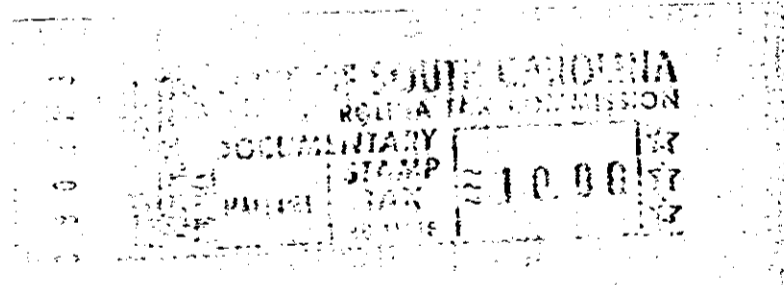
WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's noted dated May 14, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June, 1996.....;

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 situate, lying and being in Grove Township, County of Greenville, State of South Carolina on the western side of Augusta Road, approximately 9 miles from and south of Greenville County Courthouse being shown as 2 acres according to plat of W. J. Riddle, Surveyor, dated September 1949 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Augusta Road at the corner of property of S. R. Burry; and running thence with Augusta Road N. 9-40 W. 226.6 feet to an iron pin, corner of property of Thomas Stenhouse; running thence along the line of property owned by Stenhouse S. 87-15 W. 387.5 feet to an iron pin; thence S. 9-40 E. 226.6 feet to an iron pin at the corner of property of S. R. Burry; thence with the Burry line N. 87-15 E. 387.5 feet to an iron pin on Augusta Road, the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Roy A. Peace dated November 24, 1951 and recorded November 26, 1951 in the RMC Office for Greenville County in Deed Vol. 446 at Page 299.



GCTO  
MAY 14 1981

which has the address of Route 2, Augusta Road, Piedmont  
(Street) (City)  
S. C. 29673 (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.

RECORD

4328 RV-2