

FILED
GREENVILLE CO. S. C.
JUL 26 11 40 AM '81
DONNIE S. TANKERSLEY
R.M.C.

LONG, BLACK & GASTON

BOOK 1548 PAGE 34

MORTGAGE

THIS MORTGAGE is made this 27th day of July, 1981 between the Mortgagor, KENNAN B. CATRON AND CAROL G. CATRON, (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").

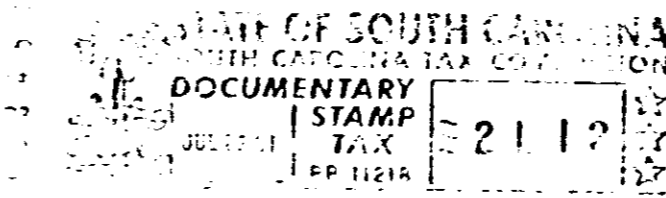
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY TWO THOUSAND EIGHT HUNDRED DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2005;

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, situate, lying and being on the northern side of the cul de sac of Morningson Court, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 80, on a plat of HOLLY TREE PLANTATION, made by Enwright Associates, Inc., Engineers, dated May 28, 1973, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-X at Pages 32 through 37, inclusive, and according to a more recent survey by Freeland and Associates, dated July 24, 1981, entitled "Property of Kennan B, Catron and Carol G. Catron", having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Morningson Court, joint front corner of Lots 80 and 81 and running thence with Lot 81, N. 68-02-42 W., 209.28 feet to an iron pin; thence with Lot 81, N. 68-02 W., 209.28 feet to an iron pin; thence N. 28-17-08 E., 71.64 feet to an iron pin; thence running N. 68-03-20 E., 176.85 feet to an iron pin, joint rear corner of Lots 80 and 79; running thence with Lot 79 S. 16-12-00 E., 179.11 feet to an iron pin on Morningson Court; thence with the curve of Morningson Court, the chord of which is S. 56-39-49 W., 64.46 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of Margaret S. Creech, dated July 27, 1981, and recorded simultaneously herewith.



which has the address of 102 Morningson Court Simpsonville,
South Carolina 29681
(State and Zip Code) (Street) (City)
(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 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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 21)

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