

BOOK 1572 PAGE 624

REC'D S.C.
JUN 14 4 55 PM '82
DONALD W. RUSLEY

MORTGAGE

THIS MORTGAGE is made this 14 day of June, 1982, between the Mortgagor, Harrell W. and Jamie A. Ligon, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Eighteen Thousand Two Hundred Fifty and 00/100 (\$18,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2002 A.D.;

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 76 of a Subdivision known as Foxcroft, Section I, as shown on a plat thereof prepared by C. O. Riddle, recorded in the RMC Office for Greenville County in Plat Book 4-F, at Page 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Stonehedge Drive, joint front corner of Lots 75 and 76, and running thence with the joint line of said lots, N. 81-41 W. 166.7 feet to an iron pin, joint rear corner of Lots 75 and 76; thence with the rear line of Lot 76, N. 3-09 W. 23.3 feet to an iron pin; thence continuing with the rear line of Lot 76, N. 8-05 E. 86.2 feet to an iron pin, joint rear corner of Lots 76 and 77; thence with the joint line of said lots, N. 86-44 E. 155.7 feet to an iron pin on the western side of Stonehedge Drive, joint front corner of Lots 76 and 77; thence with the western side of Stonehedge Drive, the following courses and distances, to-wit: S. 3-16 E. 47 feet; S. 6-06 W. 47 feet to the point of beginning.

This conveyance is made subject to any restrictions, rights of way, or easements that may appear of record on the recorded plat or on the premises of the subject property.

This is the same property conveyed to Edwin C. Holbrook and Barbara Ann W. Holbrook from James H. Rowe and Janet C. Rowe by deed dated July 14, 1978, as recorded in the RMC Office of Greenville County, S. C., in Deed Book 1083, Page 176, on July 14, 1978, and subsequently conveyed to the mortgagor's by deed recorded simultaneously with this mortgage.

which has the address of 304 Stonehedge Drive, Greenville, S. C. 29615,
(Street) (City)
(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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