

First Federal Savings and Loan Association of South Carolina  
301 College Street  
Greenville, South Carolina 29601

FILED  
GREENVILLE CO. S.C.

VOL 1695 PAGE 42

Dec 19 9 53 AM '84

# MORTGAGE

R.M.C.  
THIS MORTGAGE is made this 12th day of December,  
19 84, between the Mortgagor, Charles H. Bailey Jr.

, (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").

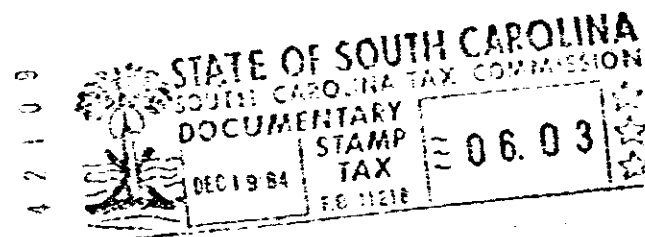
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-thousand eighty-five and 03/100's Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-31-1994

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 lying in the State of South Carolina, County of Greenville, shown as Lot 47 on plat of Edwards Forest, Section 5, recorded in Plat Book 4X at Page 50 and having the following courses and distances;

BEGINNING at an iron pin on Shelly Lane, joint front corner of Lots 47 and 46 and running thence with the joint line of said lots, S. 47-59E. 140 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 47, S. 43-55-06 W. 104.39 feet to an iron pin, joint rear corner of lots 47 and 48, thence along the joint line as said lots, N. 44-11 W. 140 feet to an iron pin on Shelly Lane; thence along said Lane, N. 43-55-06 E. 95.1 feet to an iron pin, the point of beginning.

Being the same property conveyed to mortgagor by deed of Alonzo M. DeBruhl, dated April 2, 1979 and recorded in the RMC Office for Greenville County on April 4, 1979 in Deed Book 10 at Page 847.



which has the address of Shelly Lane Taylors,  
(Street) (City)  
South Carolina 29687 (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 seised 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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