

0458

FILED
GREENVILLE CO. S. C.
JUN 29 4 40 PM '79
DANNIE S. TANKERSLEY
R.M.C.

BOOK 71 PAGE 459

1472 PAGE 04

MORTGAGE

THIS MORTGAGE is made this 29th day of June, 1979, between the Mortgagor, Foxfire Properties, Inc. (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 Forty-Two Thousand Four Hundred (\$42,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on the 1st day of each month deed of C. S. Willingham, to be executed and recorded of even date here-

JUL 29 1980

2620

FILED AND INDEXED

BROWN, BYRD, BLAKELY
LAW FIRM, P.A.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
\$ 16.26

SC70 2 J 29 80 275

Witness J. M. Wood
JUN 29 1979

which has the address of Lot 19 Brushy Creek Ridge Taylor
S. C. 29637 (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 — 1st Family — 6-2-78 REV. UNIFORM INSTRUMENT with amendments adding Para. 2(d)

3.50 CI
2.00 CI

4328 RV.2