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AUG 31 1 59 PM '79
DONNIE S. STANERSLEY
R.M.C.

FILED
AUG 17 12 00 PM '79
MORTGAGE
R.M.C.

BOOK 71 PAGE 618
-vt- 1479 TAX 231
BOOK 1480 PAGE 441

THIS MORTGAGE is made this 31st day of August, 1979, between the Mortgagor, GERALD G. RICKS (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-two Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1979 (herein "Note"), providing for monthly installments of principal and interest, attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are hereby accepted by the Mortgagor herein and his heirs, administrators, executors and assigns.

This is the identical property conveyed to the Mortgagor herein by deed of C. R. Marshall, dated August 31, 1979, and recorded in the R.M.C. Office for Greenville, South Carolina, Deed Book 1110 at page 573 on August 31, 1979 and Loan Association of Greenville, S. C.

Gerald G. Ricks
President
Witness: *Robbie Williams*
Greenville
which has the address of South Carolina 29615 (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.

GREENVILLE, S.C.
AUG 31 3 27 PM '80
DONNIE S. STANERSLEY
R.M.C.

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