

FILED
GREENVILLE CO. S. C.
Dec 18 11 25 AM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 73 PAGE 1498
2005 1491 PAGE 423

MORTGAGE

THIS MORTGAGE is made this 14th day of December 1979, between the Mortgagor, Larry B. Leed and Janis L. Leed, (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 Seventy Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness if an iron pin; thence S. 87-46 W., 37.6 feet to an iron pin; thence S. 11-30 W., 75.0 feet to a iron pin at the joint rear corner of Lots 74 and 75; thence along the common line of said lots, N. 5-49 W., 148.5 feet to an iron pin on the southern side of Plantation Drive; thence along the southern side of Plantation Drive N. 77-50 E., 94.0 feet to an iron pin; thence continuing along the southern side of Plantation Drive N., 87-40 E., 280 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Foothills Delta P, Inc. to be recorded herewith AND CANCELED (MAR 27 1981) First Federal Savings and Loan Association of Greenville, S. C. *George J. Smith* *March 25, 1981* *Hebbie Lewis*

FILED
CO. S. C.
MAR 27 3 33 PM '81
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS COMMISSION
DOCUMENTED
MAR 27 1981

which has the address of Lot 74, Plantation Drive, Simpsonville, South Carolina (herein "Property Address"); 27118

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.