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Please mail to 70 530
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Greenville, S.C. 29601
Tel (803) 242-9968
200-1430 PAGE 374

MORTGAGE

THIS MORTGAGE is made this 11th day of SEPTEMBER, 1979, between the Mortgagor, KIM A. AND TAYMY T. LEDFORD (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-TWO THOUSAND (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 11, 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 OCT. 1, 1982, S. 09-17 E. 123.5 feet to the point of Beginning.

THIS CONVEYANCE is made subject to any zoning ordinances or easements that may appear of record, or on the recorded plat(s) of the premises.

THIS CONVEYANCE is further made subject to Ratification of and Amendment to the Declaration of Covenants, Conditions and Restrictions recorded in the R.M.C. Office for Greenville County in Deed Book 1031 at Page 571.

DERIVATION: This is the same property conveyed to the Mortgagors herein by deed from Gatewood Builders, Inc., Recorded September 12, 1979, in Deed Book 1111 at Page 234, said Deed dated 9/11/79.

LATHAN, SMITH & BARBARE, P.A.
17512
February 2, 1982
Greenville, S.C.
which has the address of Lot 156 Roberts Rd. Taylors, S. C.
(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 Property 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 — 1979 Uniform F.D. — 200-1430 — 200-1430 — 200-1430 — 200-1430 — 200-1430 — 200-1430 — 200-1430 — 200-1430 — 200-1430 — 200-1430

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