

FILED
GREENVILLE CO. S. C.

JAN 19 4 07 PM '79

OGNIE S. TANKERSLEY
R.H.C.

BOOK 77 PAGE 1159
BOOK 1635 PAGE 635

MORTGAGE

THIS MORTGAGE is made this 13th day of January, 1979, between the Mortgagor, James E. and Kathryn B. Mitchell (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 Five Thousand & No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 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 October 1, 2009.....;

road; thence continuing with said road, N 15-47 E 100 feet to the point or beginning.

This is a portion of the property conveyed to the mortgagors herein by Billy Joe and Joe T. Baty by deed recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 1037, at page 670, on September 15, 1978.

Bozeman,
1 JUN 1979 1056

PAID SALES TAX
First Federal Savings and Loan Association of Greenville, S. C. Same As First Federal Savings and Loan Association of S.C.
1613
JUL 21 1982
DOCUMENTARY TAX
18750

which has the address of Walker Road, Travelers Rest, South Carolina (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 — 1 to 4 Family — 475 — FIVE (5) PERCENT (5%) INSTRUMENT (with amendment adding Para. 2)

2.5001

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