

FILED GREENVILLE CO. S. C.

MAY 2 10 47 AM '79

DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

1979 MAY 2

THIS MORTGAGE is made this 30th day of April 1979, between the Mortgagor, Joe Richard Simpler (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 one thousand four hundred & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 1st

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 16.55

PAID SATISFIED AND CANCELLED First Federal Savings and Loan Association of South Carolina

Nancy C. Whitman A.C. Vice President Sec

33963

June 1 1983 Witness Tommy Black

FILED GREENVILLE CO. S. C. JUN 14 1 09 PM '83 DONNIE S. TANKERSLEY R.M.C.

JUN 14 1983

Consulted Donnie S. Tankersley R.M.C. Edwards, Duggan & Rice

which has the address of 506 Strange Road Taylors

South Carolina 29687 (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 seised 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.