

## MORTGAGE

THIS MORTGAGE is made this	15th	day of		
19.79, between the Mortgagor, _Ral	ph E. Madden	and Fannie N. M.	adden	
	, (herein "B	orrower"), and th	e Mortgagee,	First Federal
Savings and Loan Association, a corpo	ration organized	d and existing under	r the laws of th	e United States
of America, whose address is 301 Colle	ege Street, Gree	nville, South Caroli	na (herein "L	nder").
WHEREAS, Borrower is indebted to HUNDRED AND NO/100 (\$39,500.00 note dated	) Dollar _,(herein "Note'	rs, which indebtednown'), providing for more	ess is evidence athly installme	d by Borrower's ents of principal
TO SECURE to Landar (a) the range	ument of the in	dehtedness eviden	ed hy the Not	e with interes

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, state of South Carolina, known and designated as Lot No. 79, as shown on a plat of the subdivision of Avondale Forest, Section II, recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, at Page 36 and according to a more recent plat prepared by Carolina Surveying dated May 14, 1979, entitled "Property of Ralph E. Madden & Fannie N. Madden", having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint from corner of Lots 78 and 79 and running thence N. 49-47 E. 95 feet to a point; thence with the curve of Pryor Road and a cul de sac, the chord of which is S. 85-13 E., 35.4 feet to a point, thence S. 40-13 E., 40 feet to a point; thence with the line of the cul de sac the following courses and distances, S. 10-30 E., 40 feet, S. 40-26 E., 35 feet to an iron pin; thence S. 22-34 W., 100 feet to an iron pin; thence N. 43-52 W., 180.9 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Kenneth A. Dockins and Betty J. Dockins dated May 15, 1979, recorded in Deed Book 1/62 at Page 4/7 in the RMC Office for Greenville County, South Carolina on May 15, 1979.

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which has the address of	400 Pryor Road	Taylors, South Carolina	
	(Street)	(City)	
	(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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNNA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)

GC10 ----- MY15 79 1

328 RV.2

43 3 X 44