

FILED
GREENVILLE CO. S. C.
MAY 29 11 48 AM '79
DONNIE S. TANKERSLEY
R.M.C.

va 1468 PAGE 28

MORTGAGE

5
9
1
7
0
0
E

THIS MORTGAGE is made this 25th day of MAY, 1979, between the Mortgagor, DORIS ANN HARGIS, (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").

3
5
0
A
M

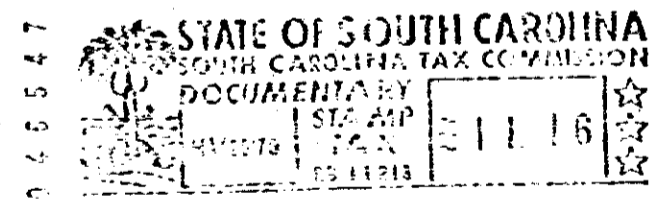
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand Eight Hundred Eighty Six and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2007;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 14 of a subdivision known as Section I, Jenkins Estates, as shown on plat prepared by C. O. Riddle, dated February 19, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4M, Page 197, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Beauclair Drive, joint front corner of Lots No. 14 and 16 and running thence with joint line of said lots, S. 26-24 E. 255 feet to an iron pin, joint rear corner of Lots Nos. 14, 16, 19 and 21; thence with the rear line of Lot No. 19, N. 63-36 E. 150 feet to an iron pin in the rear line of Lot No. 4; thence with the rear lines of Lots No. 4 and 3, N. 26-24 W. 255 feet to an iron pin on the southern side of Beauclair Drive, joint corner of Lots No. 3 and 14; thence with the southern side of Beauclair Drive, S. 63-36 W. 150 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Milton A. Matthews and Beatriz P. Matthews, dated May 25, 1979 and recorded May 29, 1979, in the RMC Office for Greenville County, S. C. in Deed Book 1103, Page 486.



which has the address of 104 Beauclair Drive, Greenville, 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 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.

0028

4328 RV-2