

DOUGLAS S. TANKRELL
R.M.C.
JUN 7 1979
7:39 PM '79

62-0102-8

VCL 1469 PAGE 435

Mortgagee's Address:
P. O. Box 1090, Sptbg., SC 29304

MORTGAGE

THIS MORTGAGE is made this 6 day of June, 1979, between the Mortgagor, Rhett B. Giddings (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P. O. Box 1090, SPARTANBURG, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of nineteen thousand eighty-one and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 6, 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 July 1, 1997.

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 Spartanburg, State of South Carolina:

All that certain lot or parcel of land located on East Lake Shore Drive, Lake Lanier, Greenville County, South Carolina, being more particularly shown on a plat entitled "Survey for J. D. Rowland", dated April 23, 1970 by W. N. Willis, Engrs., recorded in Plat Book 4-D page 167 in the RMC Office for Greenville County, excepting therefrom the southerly 40 feet of said property (fronting 40 feet on East Lake Shore Drive) which has been conveyed to Kenneth E. Weathers.

This being the same property conveyed to the Mortgagor herein by Deed from Imperial Service and Supply, Inc. and to be recorded herewith in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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SEP. 11. 1979

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which has the address of E. Lake Shore Drive, Lake Lanier, 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 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.

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