

JUN 13 4 44 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 13th day of June, 1979, between the Mortgagor, William B. Russo and Martha L. Russo, (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").

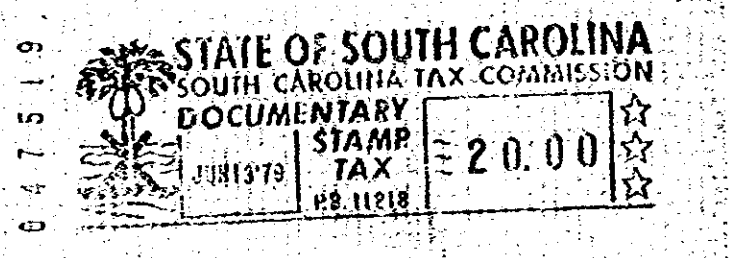
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009.....;

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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 63 as shown on a plat entitled FORRESTER WOODS, SECTION 2, made by R.B. Bruce, Surveyor, dated March 17, 1973, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at Page 64, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Over Creek Road at the joint front corner of Lots Nos. 62 and 63, and running thence with the western side of Over Creek Road, S. 11-13 W., 115 feet to a point at the joint front corner of Lots Nos. 63 and 66; thence along the common line of said lots, N. 78-47 W., 129.7 feet to a point; thence N. 13-30 E., 120.5 feet to a point at the joint rear corner of Lots Nos. 63 and 64; thence S. 76-10 E., 125 feet to a point on the western side of Over Creek Road, the point of beginning.

The above property is the same property conveyed to William B. Russo and Martha L. Russo by deed of Stephen A. Partridge and Trudy O. Partridge of even date to be recorded herewith.



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which has the address of 200 Over Creek Road, Route 6, Greenville, S. C. 29607 (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.

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