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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15 day of June, 1979, between the Mortgagor, Louise M. Helgerson, (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").

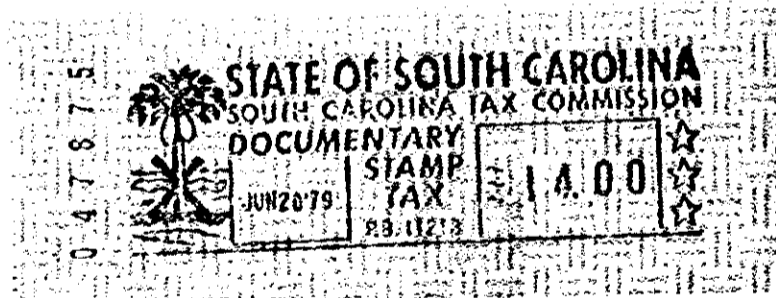
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and No/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1999.....;

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 situate, lying and being in the County of Greenville, State of South Carolina on the northeasterly side of Pelham Road being shown and designated on a plat entitled property of Louise M. Helgerson by Dalton & Neves Co., Engineers, dated May 1979 containing 1.90 acres and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northeastern side of Pelham Road at the southeastern corner of property now or formerly of Vernon and Kathleen Tompkins and running thence N. 45-02 E. 278.0 feet to an iron pin; thence S. 50-58 E. 281.2 feet to an iron pin; thence S. 35-11 W. 129.4 feet to an iron pin; thence S. 47-04 W. 89.6 feet to an iron pin; thence S. 77-23 W. 91.5 feet to an iron pin on the northeastern side of Pelham Road; thence along the northeastern side of said Pelham Road, N. 50-13 W. 21.9 feet to an iron pin and N. 47-45 W. 228.1 feet to an iron pin, the point of beginning.

This is a portion of the property acquired by Howard C. Helgerson by deed of William D. Young recorded April 24, 1946 in the RMC Office for Greenville County in Deed Book 293, Page 418, and is the same property conveyed to Mortgagor by deed of the said Howard C. Helgerson on even date and recorded herewith in the RMC Office for Greenville County.



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which has the address of Route 2, Pelham Road Greenville, South Carolina (herein "Property Address");
(Street) (City) (State and Zip Code)

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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