

RECEIVED
SOUTH CAROLINA
JUN 22 AM '79

BOOK 1481 PAGE 861

MORTGAGE

THIS MORTGAGE is made by this 24th day of September 1979, between the Mortgagor, Sandra P. Sellers (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Eight Hundred & No/100 (\$26,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 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 October 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, at the northwest corner of the intersection of Virginia Avenue and Parker Street, being known and designated as Lot No. 26 on plat of DEVELOPMENT NO. 2, VICTOR-MONAGHAN CO., DIVISION OF J.P. STEVENS & CO., INC., GREER PLANT, prepared by Dalton & Neves, Engineers, April 1947, recorded in the RMC Office for Greenville County, S.C., in Plats Book P, at Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of the right-of-way of Virginia Avenue at the joint corner or Lots 26 and 27 and running thence with the common line of said lots N. 35-21 E. 170 feet to an iron pin on a 10-foot alley; thence with the edge of said alley S. 54-39 E. 94.2 feet to an iron pin on the edge of the right-of-way of Parker Street; thence with the right-of-way of said Parker Street S. 38-47 W. 145.3 feet to an iron pin in the intersection of Parker Street and Virginia Avenue; thence with the curve of said intersection S. 82-04 W. 36.4 feet to an iron pin on the edge of the right-of-way of Virginia Avenue; thence with the right-of-way of Virginia Avenue N. 54-39 W. 59 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ernie B. Ellenburg and Norma L. Ellenburg, to be executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
TAX
1979

which has the address of 100 Virginia Avenue, Greer, S.C. 29651 (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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