

FILED
GREENVILLE CO. S. C.
NOV 30 2 49 PM '79
DONNIE S. FANKERSLEY
R.M.C.

200. 1489 PAGE 386

MORTGAGE

THIS MORTGAGE is made this 29th day of November, 1979, between the Mortgagor, Archibald W. Black and Carol G. Black, (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").

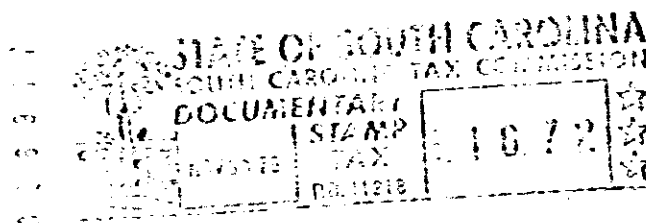
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Seven Hundred Five and 71/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2002.....;

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 or hereafter to be constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, located on the Northerly side of King George Road, being known and designated as Lot No. 46 as shown on a plat of Section I, Foxcroft, of record in the R.M.C. Office for Greenville County in Plat Book 4-F at pages 2, 3 and 4, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the Northerly side of King George Road, said pin being the joint front corner of Lots 46 and 47, running thence with the common line of said lots, N. 3-49 W. 165 feet to an iron pin at the joint rear corner of Lots 46 and 47; running thence S. 86-11 W. 175 feet to an iron pin at the joint rear corner of Lots 45 and 46; running thence with the joint line of said lots, S. 3-49 E. 165 feet to an iron pin on the Northerly side of King George Road; running thence with the Northerly side of King George Road N. 86-11 E. 175 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of William D. Richardson and Jane H. Richardson recorded in the R.M.C. Office for Greenville County in Deed Book 1116, page 648 on November 30th, 1979.



which has the address of 21 King George Road Greenville, South Carolina,
(Street) (City)
29615 (herein "Property Address");
(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.

SOUTH CAROLINA — 1 to 4 Family—6-75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)

GCTC -----2 NO30 79 157

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