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RSLEY

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MORTGAGE

THIS MORTGAGE is made this 31st day of July, 1980, between the Mortgagor, Patrick Bradley Morrah, III and Linda I. Morrah (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 Forty Seven Thousand, Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010

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 tract of land, together with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County and State aforesaid, on the South side of Walnut Street and the North side of Overbrook Road and having according to a recent survey and plat entitled "Property of Patrick Bradley Morrah, III and Linda J. Morrah" prepared July 25, 1980 by C. O. Riddle, RLS, to be recorded herewith, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Overbrook Road and running thence N. 30-14 W. 102.05 feet to an iron pin on the South side of Walnut Street; thence with the line of Walnut Street, the following courses and distances: N. 61-34 E. 81.2 feet to an iron pin; N. 67-54 E. 106.35 feet to an iron pin; N. 51-07 E. 80.5 feet to an iron pin; thence with the curve of Overbrook Road (the cord of which is S. 35-15 E., 40.8 feet to an iron pin on the North side of Overbrook Road); thence with said Road, S. 23-13 W. 51 feet to an iron pin; thence S. 47-27 W. 133 feet to an iron pin; thence S. 61-16 W. 98.9 feet to point of beginning.

BEING the identical property this day conveyed to the Mortgagors by deed of Mac Wilkins, by his Attorney-in Fact, McMurray Wilkins, Jr., to be recorded simultaneously herewith.

which has the address of 40 Walnut Street Greenville, S. C., 29615 (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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