

RECORDED
S.C.
AUG 14 1980
RMC
TRISLEY

MORTGAGE

THIS MORTGAGE is made this 12th day of August, 1980, between the Mortgagor, Charles F. ManWaring and Beverly H. ManWaring, (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 EIGHT THOUSAND and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 September 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 piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Canterbury Road, being shown and designated as Lot No. 31 on plat of HEATHWILDE, recorded in the RMC Office for Greenville County in Plat Book WWW at Page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Canterbury Road, joint front corner of Lots Nos. 30 and 31, and running thence along the common line with Lot 30, N. 72-34 W. 186.2 feet to an iron pin; thence along the common line with Lot 29, N. 59-44 W. 120 feet to an iron pin; thence running along the joint line with Lot 40, N. 32-52 E. 200.9 feet to an iron pin, joint rear corner of Lots Nos. 31 and 32; thence running along the common line of said lots, S. 72-30 E. 250 feet to an iron pin on the western side of Canterbury Road; thence along the western side of Canterbury Road, S. 17-30 W. 220 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of W. Edwin Miller, dated August 12, 1980, and recorded simultaneously herewith.

which has the address of Route # 6, Box 604 Piedmont,
(Street) (City)
South Carolina 29673 (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.

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