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GREEN FILED CO.S.C.

SEP 3 4 39 PH '80 BONNIE S. IANKERSLEY

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THIS MORTGAGE is made this \_\_\_\_\_\_\_, day of \_\_\_\_\_\_\_, 19\_80, between the Mortgagor, \_\_\_\_\_\_, DONALD E\_\_\_\_\_\_, (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").

MORTGAGE

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 119 shown on a plat of the subdivision of BROOKSIDE, Section Four, Phase Two, recorded in the RMC Office for Greenville County in plat book 7-C page 31.

This is one of the lots conveyed to mortgagor by Donald E. Baltz by deed dated March 18, 1980 recorded March 18, 1980 in deed vol. 1122 page 283.

3 Socomeniaex Stands 125 College

which has the address of Lot 119, Hollibrook Court, BROOKSIDE, Sec 4 Phase 2

MAULDIN, S.C. 29662 (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.

SOUTH CAROLINA - 1 to 4 Family-6-75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

AU-480 1294

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