

BOOK 1520 PAGE 551

GREENVILLE, S.C.
OCT 15 1 53 PM '80
DONNIE TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15 day of OCTOBER, 1980, between the Mortgagor, LARRY W. ESSICK

(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 THIRTY-FOUR THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 15, 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, 1981.....;

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 in Gantt Township, Greenville County, State of South Carolina, on the South side of Clearview Avenue and being known and designated as Lot No. 78 of Augusta Acres on a Plat of property of Marsmen, Inc., made by Dalton & Neves 1946, recorded in the R.M.C. Office for Greenville County in Plat Book "S", Page 185, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Clearview Avenue joint corner of Lots Nos. 77 and 78, and running thence with line of Lot No. 77, S. 15-45 E. 200 feet to an iron pin, joint rear corner of Lots Nos. 78 and 93, and running thence with rear line of Lot No. 93, N. 74-15 E. 100 feet to an iron pin, joint corner of Lots Nos. 78 and 79; thence with line of Lot No. 79, N. 15-45 W. 200 feet to an iron pin on the South side of Clearview Avenue; thence with Clearview Avenue, S. 74-15 W. 100 feet to an iron pin, the beginning corner.

Derivation: Deed Book 1133, Page 647 - Lucy C. Stancell 9/17/80

THE within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

STATE OF SOUTH CAROLINA
DOCUMENTARY
15 SEP 1980

which has the address of Lot 78, Clearview Avenue Greenville,
(Street) (City)
S. C. 29605 (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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