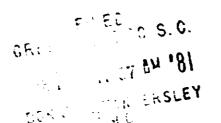
\_\_, State of South Carolina:



in the County of Greenville

## **MORTGAGE**

THIS MORTGAGE is made this	24	day of _	APRIL	
$19_{81}$ , between the Mortgagor, ROD	E J. JAMES & AL	VA J. JAMES		<u> </u>
	, (herein "Bor	rower"), and the	Mortgagee,	First Federal
Savings and Loan Association, a corp	oration organized a	and existing under	the laws of th	ne United States
of America, whose address is 301 Coll	lege Street, Greenv	ille, South Carolin	a (herein "L	ender").
WHEREAS, Borrower is indebted to	o Lender in the pri	ncipal sum of FIF	TY TWO THO	USAND SEVEN
HUNDRED (\$52,700.00)	Dollars,	which indebtedness	ss is evidence	ed by Borrower's
note dated <u>April 24, 1981</u>	_, (herein "Note"),	providing for mont	hlyinstallm	ents of principal
and interest, with the balance of the i	indebtedness, if no	t sooner paid, due	and payable	on
fay. 1 2011;	·	-		
TO SECURE to Lender (a) the repa	ayment of the inde	ebtedness evidence	d by the No	te, with interest
hereon, the payment of all other sums				
the security of this Mortgage, and the contained, and (b) the repayment of				

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 80 shown on a plat of the subdivision of PALMETTO DOWNS, SEC III, recorded in the Office of the RMC for Greenville County, S. C. in plat book 7-X at page 4.

grant and convey to Lender and Lender's successors and assigns the following described property located

This is the same property conveyed to mortgagors by The Fortis Corporation by deed of even date herewith to be recorded.

**Greenville** which has the address of 401 Hunters Trail

SC 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. 24)

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