

Box 408, Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

JUN 26 11 45 AM '79

DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

LONG, BLACK & GASTON

THIS MORTGAGE is made this 25th day of June, 1979, between the Mortgagor, Jon T. Baker and Jo Ann M. Baker (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 Colbege Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Edgemoor and 70th Pl, N. 82- 32 E. 125 feet to an iron pin on Timber tree Way; thence with said Way, S. 7-28 E. 100 feet to an iron pin, the point of beginning.

Being the same property covered by Pebblepart, Ltd. by deed recorded herewith.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, South Carolina
1144-720
AUG 31 1982

LONG, BLACK & GASTON
7-3977 Baker-Edgemoor

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
SERIAL 2100
JUN 25 1979

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1981

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which has the address of Lot 10 Timber tree Way, Taylors, South Carolina 29687 (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 seized 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.