

Mortgagee's Address:
P. O. Drawer 408
Greenville, S. C. 29602
GREENVILLE CO. S. C.

JAN 7 3 01 PM '80
DONNIE S. FANKERSLEY
R.M.C.

MORTGAGE

LOVE, TUCKER, ARNOLD & THOMAS
FILE # 27197
M. CASE # Irvin
RD. # 103-9-14-79-481

NO. 1492 72555

THIS MORTGAGE is made this 4th day of January, 1980 between the Mortgagor, Steven Carroll Irvin and Kelly Marion Farrow Irvin (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 Eighteen Thousand Nine Hundred and no/100 (\$18,900.00) Dollars, which indebtedness is evidenced by Borrower's Deed of J. O. Elrod et al. recorded January 7, 1980 in Deed Book 1118 at Page 464.
joint rear corner of said lots; thence N. 25-56 E. 69 feet to an iron pin at the joint rear corner of Lots 130 and 131; thence along the common line of said lots S. 64-16 E. 140.7 feet to an iron pin at the joint front corner of said lots; thence along the west side of Allen Street S. 25-44 W. 69 feet to an iron pin, the point of beginning.

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#27197 - Christopher Saigo

which has the address of 49 Allen Street Greenville
South Carolina 29605 (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.

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