

DEC 19 12 05 PM '75

DONNIE S. TANKERSLEY
MORTGAGE

BOOK 1356 PAGE 289

0289

THIS MORTGAGE is made this 18th day of December 1975, between the Mortgagor, Robert D. David and Anniece I. Davis (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of Greenville, S.C., 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-Five Thousand Nine Hundred Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 18, 1975 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2006

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 piece, parcel or lot of land being shown and designated as Lot 23 on plat of Forest Hills made by R. B. Bruce, RLS, November 17, 1964 and recorded in the RMC Office for Greenville County in Plat Book BBB at Page 45. According to said plat, the property is more fully described as follows:

BEGINNING at a point in the center of a creek on Forest Hills Drive at the joint front corner of Lots 22 and 23 and running thence with center of creek as line S. 42-16 W. 179.1 feet to a point; thence N. 35-29 W. 170 feet to an iron pin on Rutherford Road; thence with said road N. 54-47 E. 150 feet to an iron pin near the intersection of Forest Hills Drive; thence with the curve of said intersection S. 80-21 E. 35.4 feet to an iron pin on Forest Hills Drive; thence S. 35-29 E. 108.7 feet to an iron pin, the point of beginning.

S. 14.40



which has the address of Forest Hills Drive Taylors
[Street] [City]
S. C. (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 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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