

17-11-46

GREENVILLE CO. S.C.

1978

BOOK 1451 PAGE 498

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MORTGAGE

COCTO 1179 948

REC'D L. Lester

COCTO 1179 948

THIS MORTGAGE is made this 29th day of November, 1978, between the Mortgagors, Cecil Glenn Lester and Deborah M. Lester, (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 Seventeen Thousand Five Hundred and 00/100 (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2003.....;

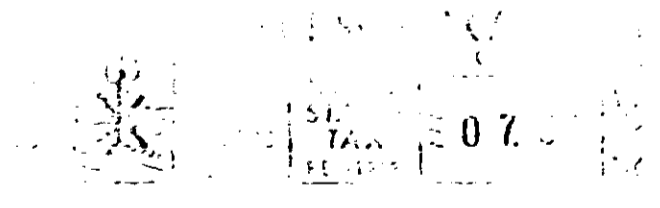
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 108 according to a plat of Super Highway Homesites, recorded in Plat Book P, at page 53, and having, according to a recent survey and plat made by Webb Surveying & Mapping Co., November, 1978, entitled Property of Cecil Glenn Lester and Deborah M. Lester, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Broad Vista Boulevard, at the joint front corner of Lots Nos. 107 and 108, and running thence with the East side of Broad Vista Boulevard N. 02-00 E. 80 feet to an iron pin at the joint front corner of Lots Nos. 108 and 109; thence with the joint line of said lots S. 88-00 E. 182.5 feet to an iron pin in the center of a 5 foot strip reserved for utilities; thence along said strip reserved for utilities S. 02-00 W. 80 feet to an iron pin; thence with the joint line of Lots Nos. 107 and 108 N. 88-00 W. 182.5 feet to an iron pin on the East side of Broad Vista Boulevard, the point of beginning.

The above property is conveyed subject to any and all easements or rights-of-way of record or appearing on the property.

The above lot of land is the same conveyed to Claude B. Wilson recorded in Deed Book 711, at Page 269. The said Claude B. Wilson died testate December 26, 1969 devising said lot to his wife, Cora Lee Davis Wilson. See Apt. 1112, File 13 in the Probate Court. Cora Lee Davis Wilson died testate February 13, 1978 devising said property to the Grantors in her Last Will and Testament of record in the Probate Court in Apt. 1521, File 28, Greenville County.



which has the address of 12 Broad Vista Boulevard, Taylor, 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.

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