

301 College Street, P.O. Box 408, Greenville, S. C. 29602

301 1452 931

MORTGAGE

THIS MORTGAGE is made this 15th day of DECEMBER, 1978, between the Mortgagor, WILLIAM G. IVESTER, JR., AND GLENDA A. IVESTER, (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 FORTY SEVEN THOUSAND NINE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 15, 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 JANUARY 1, 2009.....;

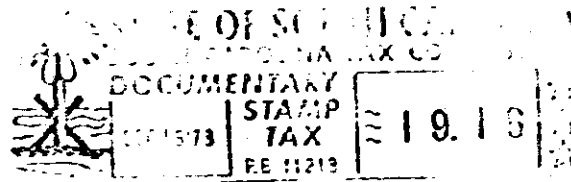
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 68, as shown on Plat of Burdett Estates, prepared by Dalton & Neves, Engineers, dated February, 1971, revised December, 1973, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 60, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Barrett Drive joint front corners of Lots Nos. 67 and 68 running thence with the joint line of said lots S. 8-43 E. 209.75 feet to an iron pin joint rear of said lots; thence with the rear of Lot No. 68 the following: N. 73-40 W. 25 feet and N. 77-05 W. 80 feet to an iron pin joint rear of Lot 68 and 69; thence with the joint line of said lots N. 11-55 W. 190.16 feet to an iron pin on the southern side of Barrett Drive joint front corner of Lots Nos. 68 and 69; thence with the southern side of Barrett Drive the following: N. 86-52 E. 50 feet; S. 86-52 E. 50 feet and S. 83-35 E. 10 feet to an iron pin, point and place of beginning.

Derivation:

This is the identical property conveyed to the mortgagors herein by deed of Benny Joe Williams and CARL M WILLIAMS, of record, to be released herewith.



which has the address of 205 Barrett Drive, Burdett Estates, Mauldin, S. C. 29662 (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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