

FILED
GREENVILLE CO. S. C.
APR 2 1 43 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 30th day of March,
1979, between the Mortgagor, Donald W. Grooms and Deborah B. Grooms
(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").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four Thousand Nine
Hundred and No/100 (\$44,900.00)-----Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1,
2009.....;

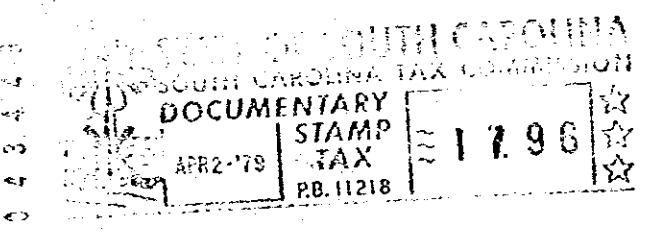
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TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance 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 certain piece, parcel or lot of land situate, lying and being in the State of
South Carolina, County of Greenville, being shown and designated as Lot No. 180 on plat
of Heritage Lakes Subdivision (formerly Saddle Horse Farms) recorded in Plat Book 6H,
page 15 and having, according to a more recent plat entitled "Property of Donald W.
Grooms and Deborah B. Grooms" prepared by R. B. Bruce, dated March 12, 1979, and recorded
in Plat Book 7D, page 16, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Steeplechase Court, joint front corner
of Lots 179 and 180 and running thence N 89-17-17 E 198.40 feet to an iron pin; thence
turning and running along the line of property herein described and property shown as
Tract B S 1-49-58 E 110.00 feet to an iron pin, joint rear corner of Lots 180 and 181;
thence turning and running along the common line of Lots 180 and 181 S 89-17-17 W 198.40
feet to an iron pin on the easterly side of Steeplechase Court; thence running with the
right of way of Steeplechase Court N 1-49-58 W 110.00 feet to an iron pin, the point of
beginning.

This is the identical property conveyed to the mortgagors herein by deed of Cobb
Builders, Inc., to be recorded herewith.



which has the address of Lot No. 180 Steeplechase Court, Heritage Lakes Subd.,
(Street) (City)
(State and Zip Code) (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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