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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 26 79
23.28
28.11.23

RECORDED
JUN 26 3 15 PM '79
DONNIE STANNERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 25th day of June, 1979, between the Mortgagor, James R. Bennett & Carol B. Bennett, (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 \$58,200.00 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 certain piece, parcel or lot of land, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot 13, on a plat of Peace Haven, Section 2, recorded in the RMC Office for Greenville County, South Carolina in Plat Book VV, at Page 82, and having such metes and bounds as shown thereon. Said plat being made a part hereof and incorporated herein by reference.

This conveyance is made subject to all restriction, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property; ALSO -

All that certain peice, parcel or lot of land, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot 14, on a plat of Peace Haven, Section 2, recorded in the RMC office for Greenville County, South Carolina in Plat Book VV, at Page 82, and having such metes and bounds as shown thereon. Said plat being made a part hereof and incorporated herein by reference.

This conveyance is made subject to all restriction, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to grantors by separate deeds of Lemuel Bennett and Nannie Bennett dated 3/21/75 recorded 3/24/75 in 1015-899 and also Virginia Mann, dated 9/18/78, recorded 9/21/79 in 1088-351.

JAMES A. DUCKETT
1306 E. WASHINGTON ST. 29607

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which has the address of Route 1, Taylors, S.C. (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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