

FILED
GREENVILLE CO. S. C.

AUG 3 2 50 PM '79

DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 2nd day of August, 1979, between the Mortgagor, Essie Cole, (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 Nine thousand and No/100ths (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 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 September 1st, 1989.....;

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 Greenville Township, County of Greenville, City of Greenville, State of South Carolina, in Ward One on Mulberry Street, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Mulberry Street and Mulberry Alley, and running thence with Mulberry Street N. 57-57 E. 50.5 feet to a point, being the joint corner with lot adjoining; thence S. 32-03 E. approximately 134.5 feet to intersect the rear line of the original lot on Piedmont Avenue; thence with Piedmont Avenue S. 59-0 W. approximately 50.8 feet to an iron pin, corner of a ten-foot alley known as Mulberry Alley; thence with this alley N. 31-30 W. 134 feet to the beginning corner.

DERIVATION: Deed of Corrie E. Ezell, recorded August 2, 1979 in the RMC Office for Greenville County in Deed Book 1108 at Page 545.

STATE OF SOUTH CAROLINA
RECORDS SECTION
DOCUMENTARY
\$900.00
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which has the address of 100 Mulberry Street, Greenville, S. C. 29602, (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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