

SOUTH CAROLINA  
FBI '79  
RSLEY

1418 312

# MORTGAGE

THIS MORTGAGE is made this 23rd day of August, 1979, between the Mortgagor, James R. Sloan, Jr. and Rebecca C. Sloan, (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 Twenty-Four Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 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 the City of Mauldin, County of Greenville, State of South Carolina, on the southern side of Hyde Circle and being known and designated as Lot 24 and part of Lot 23 on plat of HYDE PARK Subdivision recorded in the RMC Office for Greenville County in Plat Book JJ at Pages 11 and 98, and also being shown on a more recent plat entitled "Property of James R. Sloan and Rebecca C. Sloan", prepared by Carolina Surveying Company, dated August 23, 1979, and recorded in the RMC Office for Greenville County in Plat Book 2-M at Page 97, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a nail & cap on the southern side of Hyde Circle, joint front corner of Lots 24 and 25 and running thence S.25-51 W. 136.3 feet to an old iron pin; running thence S.75-51 W. 10 feet to an iron pin; running thence N.20-45 W. 156.1 feet to a nail & cap on the southern side of Hyde Circle; running thence with the southern side of Hyde Circle, S.80-32 E. 126.1 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Walter C. Denault and Gloria R. Denault recorded in the RMC Office for Greenville County on August 27, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 408, Greenville, South Carolina 29602.

RECORDED IN THE PUBLIC OFFICE OF  
SOUTH CAROLINA  
COUNTY OF GREENVILLE  
ON AUGUST 23, 1979  
BY \_\_\_\_\_

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11/27/79  
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which has the address of 128 A & B Hyde Circle Mauldin,  
(Street) (City)  
South Carolina 29662 (herein "Property Address");  
(State and Zip Code)

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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