

GREENVILLE S. C.

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WEMBLEY

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MORTGAGE

THIS MORTGAGE is made this 27th day of August, 19 79, between the Mortgagor, ROBERT L. BAKER and JIMMIE G. BAKER, (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").

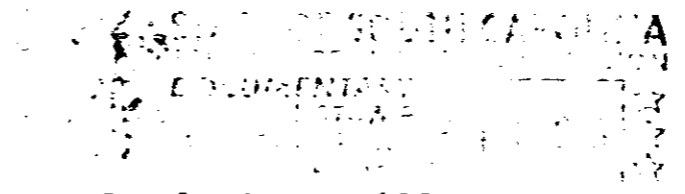
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Nine Thousand Eight Hundred Seventy-Five and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1996.

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, with all improvements thereon, located, lying and being in the County and City of Greenville, State of South Carolina, being known and designated as Lot No. 450, of Gower Estates, Section D., as shown on plat thereof recorded in the Greenville County RMC Office in Plat Book RR at Page 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Wembley Road at the joint front corner of Lots 450 and 451 and running thence, along the joint line of said lots N. 63-13 E., 170 feet to a point at the joint rear corner of Lots 450 and 451; thence S. 26-47 E., 125.3 feet to an iron pin on the Northern side of Henderson Road; thence S. 63-13 W., 145 feet to a point; thence N. 71-47 W., 35.3 feet to a point on the Northeastern side of Wembley Road; thence N. 26-47 W., 100.3 feet to a iron pin on the Northeastern side of Wembley Road, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Diana D. Shapiro, individually and as Executrix of the Estate of Aaron H. Shapiro, recorded in the Greenville County RMC Office in Deed Book 1110 at Page 269 on the 28 day of August, 1979.



which has the address of 330 Henderson Road, Greenville, S. C. (Street) (City) 29607 (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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