

RECORDED
GREENVILLE, S. C.
SEP 10 4 30 PM '79
5000 WATERSLEY
R. 40

1479 948

MORTGAGE

THIS MORTGAGE is made this 7th day of September, 1979, between the Mortgagor, Kenneth D. Young and Marie J. Young, (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 Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 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 April 1, 2010.....;

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 County of Greenville, State of South Carolina, and being known and designated as Lot 28, Knollwood Heights Subdivision, Section 5, according to a plat prepared of said property by C. O. Riddle, Surveyor, October 12, 1973, and which said plat is recorded in the R.M.C. Office for Greenville, South Carolina, in Plat Book 4-R, at Page 92, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Anders Avenue, joint front corner with Lot 27 and running thence with said lot, S. 85-22-00 W. 201.18 feet to a point in the line with Tract A; thence running with the common line with Tract A, S. 04-38-00 E. 100 feet to a point joint rear corner with Lot 29; thence running with the common line with Lot 29, N. 85-22-00 E. 200 feet to a point on the edge of Anders Avenue; thence running with said Avenue, N. 4-38-00 W. 78.55 feet to a point on the edge of said Avenue, thence continuing with the curve of said Avenue, the chord being, S. 01-28-48 E. 21.48 feet to a point on the edge of said Avenue, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Carolina Land Company, Inc., dated August 21, 1979, and which said deed is being recorded simultaneously with the recording of this instrument.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
SEP 10 1979
5000 WATERSLEY
R. 40

which has the address of Anders Avenue Mauldin,
(Street) (City)
S. C. 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.

GCTO -----3 SE 7 79 1158 4.0001

0.948

4328 RV-2