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GREENVILLE CO. S. C.

SEP 11 3 32 PM '79

BOOK 1480 PAGE 293

DOOR: **MORTGAGE**  
R.M.C.

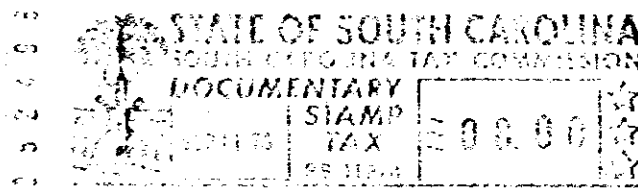
THIS MORTGAGE is made this 5th day of September, 1979, between the Mortgagor, Lucille O. Sumner, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and 00/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 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, 1999;

*L.O.S.* 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 situate, lying and being on the western side of North Main Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots No. 21 & 22, as shown on a plat of "NORTHGATE" recorded in the RMC Office for Greenville County, S.C., in Plat Book M at page 13, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Main Street at the joint front corner of Lots 9 & 22 and running thence along the line of North Main Street S. 0-05 W. 140 feet to an iron pin at the joint front corner of Lot Nos. 20 & 21; thence running S. 89-35 W. 207.3 feet to an iron pin; thence N. 11-15 E. 112 feet to an iron pin; thence N. 80-19 E. 188.2 feet to an iron pin at the point of beginning.



Derivation: Conveyed to Mortgagor by deed of Paul J. Oeland recorded May 30, 1957 in Book 485, page 401.

which has the address of 1819 North Main Street Greenville, South Carolina (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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