

GREENVILLE
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MORTGAGE

BOOK 1480 PAGE 634

THIS MORTGAGE is made this 14th day of September 1979, between the Mortgagor, JOHN C. MARLER

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$28,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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, 2009.

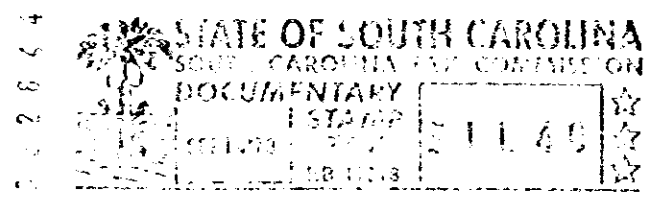
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the northern side of Stanley Drive, near the City of Greenville, being shown as Lot #8 on plat of Harbor Town, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Pages 13 & 14 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint corner of property of grantor and property now or formerly owned by C. H. Pitts, and running thence N.11-35 W. 33.3 feet to a point in Stanley Drive; thence N.4-39 E. 75.8 feet to the corner of Lot 1; thence along the line of lot 1 N.38-50 E. 21.7 feet to the corner of lot 1; thence along the line of lot 1 N.51-10 W. 10 feet to the corner of lot 2; thence along the lines of Lots 2, 3 & 4 N.38-50 E. 62.1 feet to the corner of Lot 4; thence along the line of Lot 4 N.51-10 W. 20 feet to the corner of Lot 5; thence along the line of Lots 5 & 6 N.38-50 E. 33.3 feet to the line of Lot 7; thence along the line of Lot 7 S.51-10 E. 20 feet; thence along the line of Lot 7 N.38-50 E. 16.9 feet to a POINT OF BEGINNING at the joint corners of Lots 7 & 8; from the POINT OF BEGINNING, thence along the line of Lot 7 N.51-10 W. 78.6 feet to a point; thence N.38-50 E. 16.5 feet to a point; thence S.51-10 E. 78.6 feet to the joint corners of Lots 8 & 9; thence S.38-50 W. 16.5 feet to the POINT OF BEGINNING.

This is the same property conveyed to the Mortgagor by deed of even date recorded herewith.

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which has the address of 8 Spinnaker Court, Harbor Town, Greenville, S.C. 29611 (Street) (City) (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 seised 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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