

FILED
GREENVILLE CO. S. C.
SEP 26 8 53 AM '79
DONNA ANGLERSLEY
R.M.C.

Mortgagee's address:
301 College Street
Greenville, S. C. 29602

MORTGAGE

BOOK 1482 PAGE 481

THIS MORTGAGE is made this 27th day of September, 1979, between the Mortgagor, Louise C. Luquire and Donald L. Luquire, Jr., (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 Thirty Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 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, 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, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Old Mill Road, in the Town of Mauldin, Greenville County, S. C., being shown and designated as Lot No. 64 on plat of HILLSBOROUGH, SECTION I, made by Carolina Surveying Company, dated September 25, 1979, and recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, Page 56, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Old Mill Road at the joint front corners of Lots Nos. 63 and 64 and running thence along the common line of said lots, N. 60-00 E., 156.5 feet to an iron pin; thence S. 14-52 E. 145.9 feet to an iron pin at the rear corner of Lot No. 65; thence along the line of said lots, S. 73-23 W. 142.8 feet to an iron pin on the northeastern side of Old Mill Road; thence along the northeastern side of Old Mill Road, N. 17-53 W. 55 feet to a point; thence continuing along said side of said road, N. 20-41 W. 55 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Elizabeth M. Hager, dated September 27, 1979 and recorded September 28th 1979, in the RMC Office for Greenville County, S. C., in Deed Book 1112, at Page 526.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
12.80

which has the address of 401 Old Mill Road Mauldin, South Carolina,
(Street) (City)
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 --- 1 SE 28 79 944 4.0001

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