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CO. S. C.  
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DONALD W. WALKERSLEY  
R.M.C.

BOOK 1482 PAGE 814

**MORTGAGE**

THIS MORTGAGE is made this 1st <sup>EPA. MCH</sup> day of October, 19 79, between the Mortgagor, Maurice C. Atkins and Elizabeth G. Atkins, (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-two thousand eight hundred fifty & No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 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 1st, 1984.....;

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 in O'Neal Township, County of Greenville, State of South Carolina approximately two miles southeast from Mountain View School, on the east side of Hall Road, containing 2.90 acres, shown and designated on plat of survey for Maurice C. Atkins and Elizabeth G. Atkins, by Carolina Surveying Co., dated April 18, 1979 and recorded in the RMC for Greenville County in Plat Book 7-E at Page 12, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Hall Road at the joint front corner of said property and property now or formerly belonging to R. Grady Atkins; running thence N. 28-28 W. 275.7 feet to a point on Hall Road; thence N. 65-33 E. 508.3 feet to an iron pin at the rear corner of property; thence with a gulley along the common line of property and property of Elliott, the traverse of which is S. 9-36 E. 284.5 feet to an iron pin; thence along the line of property and property belonging to Atkins S. 65-33 W. 416.1 feet to a point on Hall Road, the point of beginning.

DERIVATION: Deed of R. Grady Atkins, recorded May 10, 1979 in Deed Book 1102 at Page 186.

ALSO, all that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina two miles southeast from Mountain View School, lying on the West side of Hall Road, containing 4.97 acres, shown and designated on plat of survey for Maurice C. Atkins and Elizabeth G. Atkins by Carolina Surveying Co., dated April 18, 1979 and recorded in the RMC Office for Greenville in Plat Book 7-E at Page 10, and having according to said plat, the following metes and bounds, to-wit:

(CONTINUED ON ATTACHED PAGE)

which has the address of Rt. 1, Hall Road, Taylors, S. C. 29687

(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 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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