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BOOK 1483 PAGE 761

# MORTGAGE

THIS MORTGAGE is made this 9th day of October, 1979, between the Mortgagor, Russell Lynn Garrett and Beverly M. Garrett, (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").

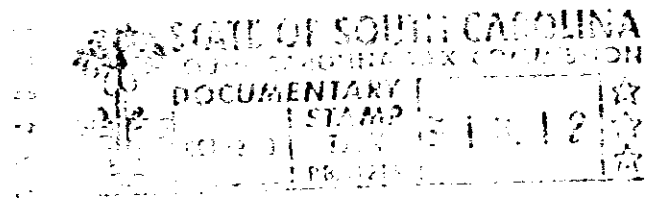
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand Seven Hundred Fifty and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 certain piece, parcel or lot of land with all improvements thereon, located in the County of Greenville, State of South Carolina, and being known and designated as Lot 19 of Belmont Heights, as shown on plat which is recorded in the RMC Office of Greenville County in Plat Book GG, Page 54-55 and having, according to said plat and a more recent plat entitled "Property of Russell Lynn Garrett and Beverly M. Garrett" by Free-land & Associates dated October 3, 1979 the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Heard Drive at the joint corner of Lots 19 and 18 and running thence S. 85-30 W. 53 feet to an iron pin in the corner of Lot 20; thence with the line of Lot 20, N. 21-04 W. 179 feet to an iron pin on the southern side of Sanford Court; thence with the southern side of Sanford Court, N. 82-55 E. 157.7 feet to an iron pin; thence with the curve of the intersection of Heard Drive and Sanford Court (the Cord of which is S. 17-41 E. 44.3 feet) to an iron pin on the western side of Heard Drive; thence with the western side of Heard Drive, S. 24-57 W. 75 feet to an iron pin; thence continuing with Heard Drive, S. 13-39 W. 75 feet to an iron pin, the point of Beginning.

Derivation: This being the same property conveyed to mortgagor by the Deed of Gary L. Street and Jimmy Lou Street as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1113, Page 286, October 9, 1979.



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which has the address of 6 Sanford Court, Greenville, South Carolina 29605,  
(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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