

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1491 PAGE 830

MORTGAGE

THIS MORTGAGE is made this 21st day of December, 1979, between the Mortgagor, James Gregory Morton

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

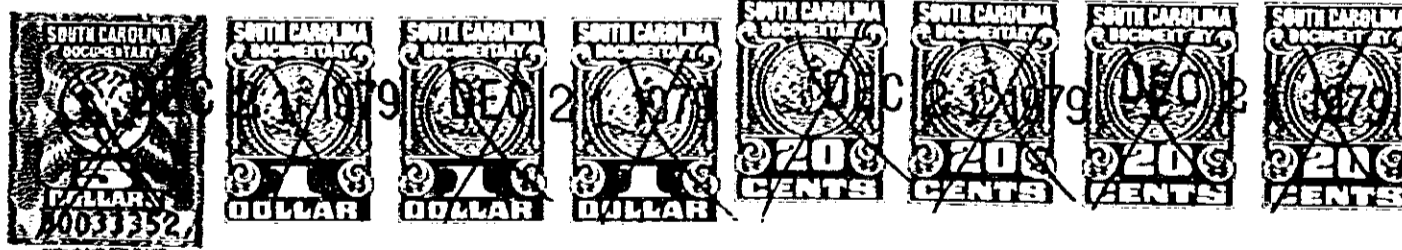
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand and No/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1999

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 situate, lying and being in Grove Township, County of Greenville, State of South Carolina, and shown and designated on a plat entitled Property of Mrs. Jennie S. Evans Estate, near Piedmont, prepared by C. F. Webb, Surveyor, dated May 1961 and recorded in the RMC Office for Greenville County in Plat Book WW, page 115 and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin at the edge of a concrete side walk which iron pin is N 17-28 W 90 feet, more or less, to the intersection of Highway 20 and a county road; thence turning and running with the common line of property herein described and property now or formerly of James Fricks S 59-33 W 99 feet to an iron pin at the joint corner of James Fricks and Jim Faucett; thence turning and running with the common line of Faucett N 35-07 W 44.5 feet to an iron pin; thence turning and running N 69-00 W 71.6 feet to an iron pin, the joint corner of W. W. Bryson; thence turning and running with the common line of Bryson N 29-47 E 104.4 feet to an iron pin; thence turning and running S 43-10 E 62.4 feet to an iron pin, corner of property now or formerly of Earle Hooper; thence running with the common line of Hooper N 57-02 E 65 feet to an iron pin on the edge of side walk; thence running with the right of way of said side walk which is along S. C. Highway 20 N 17-28 E 96.1 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Robert L. Hayes and Helen H. Hayes to be recorded herewith.



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which has the address of Highway 20, Piedmont, South Carolina (City), (State and Zip Code) (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".

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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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