

GREENVILLE CO. S. C.
DEC 31 9 20 AM '79
DONNIE E. TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of December, 1979, between the Mortgagor, THOMAS L. STEPHENSON AND DIANNE A. STEPHENSON, (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").

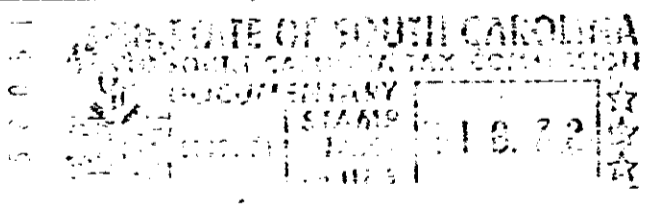
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand Eight Hundred and No/100 (\$46,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2006.....;

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 those pieces, parcels or lots of land situate, lying and being on the Southern side of Brookwood Drive, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 62 and a strip from the Eastern side of Lot No. 61, as shown on a plat of Park Hill recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 209, and having, according to a survey entitled "Property of Clayton P. Byers and Kathleen H. Byers", prepared by Piedmont Engineers and Architects, dated September 19, 1966, and a more recent survey entitled "Property of Thomas L. Stephenson and Dianne A. Stephenson", prepared by Webb Surveying & Mapping Co., dated December 28, 1979, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Brookwood Drive at the joint corner of Lots Nos. 62 and 63, and running thence along the line of Lot No. 63 S. 14-04 E. 161.5 feet to an iron pin; thence S. 41-23 W. 85.8 feet to an iron pin in the line of Lot No. 61; thence in a line through Lot No. 61 N. 21-56 W. 204.4 feet to an iron pin on the Southern side of Brookwood Drive; thence along the Southern side of Brookwood Drive N. 70-21 E. 19 feet to an iron pin at the corner of Lot No. 62; thence along the line of Lot No. 62 N. 71-26 E. 80 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of James W. Orr and Elaine H. Orr, dated December 28, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1118 at page 155, on Dec 31, 1979



which has the address of 202 Brookwood Drive, Greenville, South Carolina (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 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.

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