

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

FILED  
S.C.  
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REC. 1506 PAGE 230

**MORTGAGE**

DEED  
SHERLEY

THIS MORTGAGE is made this 27th day of June, 1980, between the Mortgagor, Dick W. King and Kathy H. King, (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 Five Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010.....;

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 lying, situate and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 42 on a plat of Mountain Shadows Subdivision recorded in the RMC Office for Greenville County in Plat Book 4N at Page 7, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Elkhorn Drive at the joint front corner with Lot 41 and running along the common line of said lots S. 41-00 E., 150 feet to an iron pin at the joint rear corner of said lots; thence running S. 49-00 W., 100 feet to an iron pin on the joint line with Lot 43; thence running along the joint line with Lot 43 N. 41-00 W., 150 feet to an iron pin at the joint front corner with Lot 43 and lying on the southeastern side of Elkhorn Drive; thence running along the southeastern side of Elkhorn Drive N. 49-00 E., 100 feet to an iron pin at the joint front corner with Lot 41, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Donald E. Bell and Bonnie J. Bell dated June 27, 1980, and to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
OCT 27 1980

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which has the address of 10 Elkhorn Drive Greenville,  
(Street) (City)  
South Carolina 29609 (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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