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GREENVILLE CO. S. C.  
SEP 10 4 12 PM '80  
DONNIE S. LANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 10th day of September, 1980, between the Mortgagor, Billie S. Bennett, (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").

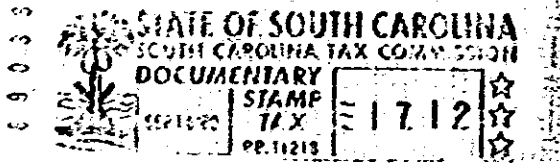
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two thousand seven hundred fifty and No/100ths----- Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1st, 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, with all improvements thereon or hereafter to be constructed, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, now within the corporate limits of the City of Greenville, known and designated as Lot No. 102 of a subdivision known as Augusta Circle on Plat recorded in Plat Book R at Page 23, in the RMC Office for Greenville County, and having, according to a more recent plat for Billie Swofford Bennett, by John R. Long, RLS, dated September 3, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast corner of Winyah Street and Faris Road, and running thence with Winyah Street S. 71-35 E. 142.22 feet to an iron pin at the joint corner of Lots 81 and 102; thence with the joint line of said lots S. 21-35 W. 50 feet to an iron pin at the joint corner of the Lots No. 102 and 103; thence with the joint line of said Lots N. 71-35 W. 137.79 feet to an iron pin on Faris Road; thence with Faris Road N. 16-30 E. 49.96 feet to the beginning corner.

THIS being the same property conveyed to the mortgagor herein by deed of Louise J. Hill and Rose J. Henderson, dated September 10, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1132 at Page 964 on September 10, 1980.



which has the address of 201 W. Faris Road, Greenville (City), S. C. 29605 (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."

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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