

RECORDED
CO. S. C.
JAN 21 AM '81
GREENVILLE
R.M.C.

BOOK 1529 PAGE 100

MORTGAGE

THIS MORTGAGE is made this 31st day of December, 1980, between the Mortgagor, Roy A. Seaver, Gloria Seaver & Lawrence H. Seaver, (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 Seven Thousand Six Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 31, 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 January 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 90, as shown on a plat of subdivision of PALMETTO DOWNS, Section II, which is recorded in the Office of the R.M.C. for Greenville County, S.C. in plat book 7C page 26 and according to said plat having the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Hunters Trail at the joint front corner of lots 90 and 91 and running thence S. 48-44 E. 140 feet to an iron pin at the joint rear corner of said lots; thence running along the rear of lot 90 S. 41-16 W. 110 feet to an iron pin at the joint corner of lots 90, 89 and 88; thence running along the common line of lots 89 and 90 N. 48-44 W. 140 feet to an iron pin on the eastern side of Hunters Trail; thence along the eastern side of Hunters Trail N. 41-16 E. 110 feet to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Timothy F. Smith and Lavon J. Smith recorded in the R.M.C. Office for Greenville County on Jan. 2, 1981 in Deed Book 1140 at page 61.

RECORDED IN SOUTH CAROLINA
DOCUMENTARY
STATE TAX \$19.00
FEE \$12.00

which has the address of 121 Hunters Trail Greenville
(Street) (City)
South Carolina 29615
(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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