

REC'D
S.C.
NOV 12 4 24 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this R.M.C. 12th day of November, 1981 between the Mortgagor, Kenneth Bailey, (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 \$9315.90 (Nine thousand three hundred fifteen and 90/100) Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 1981, (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, 1988;

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:

Lot #4 as shown on a map or plat of property of J. C. Milford Estate made in September 1927, by Dalton and Neves, Engineers and recorded in the RMC office of said county and state in Plat Book H at page 121, reference to which plat is hereby made as a part of this description; said lot of land being described by metes and bounds as follows:

BEGINNING at an iron pin on the Eastside of Douglass Street as shown on said plat, which place of beginning is the corner common to said lot number four and a lot of land now or formerly owned by Estate of William Goldsmith and running thence along the East line of Douglass Street south 11-15 west forth one feet to an iron pin at the corner of lot #5; thence along the dividing line between lots four and five south 81-45 east one hundred twenty two feet to an iron pin thence north 12-50 east thirty feet to an iron pin at the corner of the Goldsmith lot; thence along the dividing line between lot thirty four and the Goldsmith lot north 76-25 west one hundred twenty two and 5/10 to the place of beginning.

This is the same property conveyed to Henry Bailey and Minnie Lee Bailey by deed of James D. Shives dated June 15, 1945 and recorded in the RMC office for Greenville County on June 1945 in Deed Book 276 at page 431. John Henry Bailey died intestate on December 20, 1968, leaving as his sole heirs-at-law his wife, Minnie Bailey and his children, Kenneth Bailey, Sylvia Bailey Ramey, Ruddy Bailey and Brenda Bailey Robinson, as appears in the Office of the Probate Court for Greenville County in Apartment 1628 at File 17. Minnie Bailey subsequently died intestate on March 19, 1976, leaving as her sole heirs-at-law her children Kenneth Bailey, Sylvia Bailey Ramey, Ruddy Bailey and Brenda Bailey Robinson, as appears in the Office of the Probate Court for Greenville County in Apartment 1628 at File 16. Sylvia Bailey Ramey, Ruddy Bailey and Brenda Bailey Robinson subsequently conveyed their interest in said property to Kenneth Bailey by deed dated January 12, 1981 and recorded in the RMC office of Greenville County on February 20, 1981 in Deed Book 1143, at page 53.

STATE OF SOUTH CAROLINA
RECORDS SECTION
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which has the address of 13 Dean Street, Greenville,
(Street) (City)

SC 29605 (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 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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