

1500 Hampton Street
Columbia, S. C. GREENVILLE CO. S. C.

FILED
MAY 3 3 47 PM '77
LAWRENCE S. PEARSON
R.M.C.

BOOK 1396 PAGE 478

MORTGAGE

THIS MORTGAGE is made this 3rd day of May, 1977, between the Mortgagor, Dan E. Baisden and Sandra W. Baisden (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand and no/100- (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May, 1977 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 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 that piece parcel or lot of land situate lying and being on the northern side of Hiawatha Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot 206, of a subdivision known as Sector 5, Botany Woods, plat of which is recorded in the RMC Office for Greenville County in Plat Book YY, at pages 6 and 7, and according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Hiawatha Drive, at the joint front corner of Lots 206 and 207, and running thence N. 33-49 W., 180 feet to an iron pin; running thence S. 52-40 W. 154.9 feet to an iron pin; running thence S. 48-04 E. 175 feet to an iron pin on the northern side of Hiawatha Drive; running thence with the northern side of said Drive N. 57-28 E. 98.5 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Lawrence S. Pearson and Irma Rae B. Pearson, dated March 16, 1977, recorded March 17, 1977, in the RMC Office for Greenville County in Deed Book 1052, at page 937.

15.20

which has the address of Hiawatha Drive Greenville, S. C. 29607 (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.

0478
4328 RV-23