

FILED
GREENVILLE CO. S. C.

APR 17 12 20 PM '79

DONNIE S. TANKERSLEY
R.M.C.

BOOK 67 PAGE 288
VOL 1403 PAGE 413

MORTGAGE

THIS MORTGAGE is made this -----16th----- day of APRIL, 1979, between the Mortgagor, JAMES LEARY BUILDERS, INC., (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 THIRTY-SIX THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 16, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 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, shown and designated as Lot no. 87 on plat of Brentwood, Section 3, recorded in the RMC Office for Greenville County in Plat Book 5d at page 42, and a more recent plat of Property of James Leary Builders, Inc., dated April 16, 1979, prepared by Rackley, Builder-Developer, Inc., to be recorded of even date herewith.

N. Michael Spivey

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S.C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR 17 1979
RB 11218
14.40

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JUN 13 3 20 PM '79
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Witness: *Ann T. Jackson*

which has the address of Lot 87, Dorian Drive, Simpsonville, South Carolina
(Street) (City)
29681
(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 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.

SOUTH CAROLINA — 1 to 4 Family—675—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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GCTO
APR 17 79
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