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FILED
GREENVILLE CO. S. C.
OCT 5 4 35 PM '82
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 4th day of October, 1982, between the Mortgagor, C. Douglas Baird and Debra T. Baird, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Ninety-Five Thousand Six Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 1982, (herein "Note"), providing for monthly installments of principal and interest being the same property conveyed to the Mortgagor, Debra T. Baird, by Deed of C. Francis Dawes and Margaret P. Dawes, dated and recorded on July 9, 1982, in the RMC Office for Greenville County, S. C. in Deed Book 1169-891.

Mortgagee's address: 301 College Street, Greenville, S. C.

APR 13 1983

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PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C. 301 College Street
Greenville, S. C.

LAW OFFICES
Mitchell & Ariail
111 Manly Street
Greenville, S. C. 29601

WITNESS: William B. Creech

SC 29601

which has the address of Lot 74, Long Point Way Simpsonville
(Street) (City)
S. C. 29681 (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.