

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

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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
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MORTGAGE

THIS MORTGAGE is made this 5th day of June, 1979, between the Mortgagor, Victor E. Sloan and Sandra W. Sloan

(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").

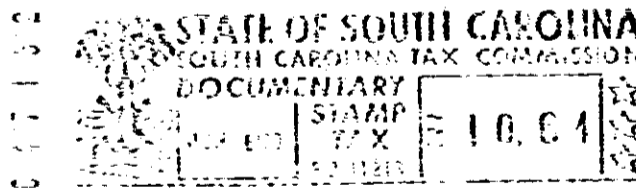
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand Six Hundred and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009.....;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 4 as shown on a plat of Canterbury Subdivision, Section I, prepared by Heaner Engineering Co., Inc., revised through April 25, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D at page 52 and having, according to the last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Sheffield Drive at the joint front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No. 3 N. 81-37 W. 140 feet to an iron pin on the eastern edge of the right of way for Augusta Road (U.S. Highway No. 25); thence with the Eastern edge of the right of way for the said Augusta Road S. 8-23-00 W. 71.28 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5 W. 81-37 E. 140 feet to an iron pin on the western side of Sheffield Drive; thence with the Western side of Sheffield Drive N. 8-23-04 E. 71.28 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed is United Guaranty Residential Insurance Company of Iowa dated May 30, 1979 to be recorded herewith.



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which has the address of 127 Sheffield Drive Piedmont
(Street) (City)
South Carolina (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 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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