

FILED
GREENVILLE S. C.

APR 21 10 53 AM '80

DONALD W. HANWERSLEY
R.M.C.

BOOK 1501 PAGE 271

MORTGAGE

THIS MORTGAGE is made this 21st day of April,
1980, between the Mortgagor, Cecil D. Buchanan,
(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 Seventy-Two Hundred Ninety
and 29/100 (\$7,290.29) Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 May
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:

All that certain piece, parcel, or lot of land in the City of Greenville, County of
Greenville, State of South Carolina, being shown and designated as Lot No. 4, on a plat
of Shannon Terrace Subdivision, recorded in the RMC Office for Greenville County, S. C.,
in Plat Book "L", at Page 91, and having, according to said plat, the following metes
and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Hilltop Drive (now known as Moultrie
Street) at the joint front corner of Lots 4 and 5, which is 100 feet east of the inter-
section of Moultrie and Edisto Streets and running thence with the joint line of said lots,
N. 61-21 E. 205.8 feet to an iron pin; thence S. 37-45 E. 45 feet to an iron pin at the
joint rear corner of Lots 3 and 4; thence with the joint line of said lots, S. 62 W. 186.3
feet to an iron pin on Moultrie Street; thence with said Street, S. 61 W. 50 feet to the
point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of
Paul Stephen Plunkett and Doreen Plunkett, dated 21 April 1980, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.

STATE OF SOUTH CAROLINA
DOCUMENTS
STAMP
APR 21 1980

which has the address of 105 Moultrie Street, Greenville, South Carolina 29605
(Street) (City)
(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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