

FILED
GREENVILLE, S. C.

APR 22 2 47 PM '80

MORTGAGE

BOOK 1501 PAGE 773

DONNIE LANNERSLEY

THIS MORTGAGE is made this ^{M.C.} 11th day of April 19 80, between the Mortgagor, Paul Noel St. John and Barbara Gowans St. John (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 Thirteen Hundred and no/100 (\$1300.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 15, 1981

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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 18 on plat of property of J. W. Whitt by C. O. Riddge, and recorded in the RMC Office for Greenville County in Plat Book WW, Page 74-75, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Pleasant Drive at the joint front corner of Lots 17 and 18; and running thence with the joint line of Lots 17 and 18 N. 24-10 W. 94.3 feet to an iron pin; thence S. 68-14 W. 103.6 feet through the center line of a well to an iron pin; thence S. 24-17 E. 108.8 feet to an iron pin on Pleasant Drive; thence with said drive N. 60-15 E. 103.8 feet to the point of beginning.

DERIVATION: This being the same property conveyed to mortgagor herein by deed of Kenneth G. Jensen and Joan M. Jensen dated March 3, 1978, as recorded in the RMC Office of Greenville County, South Carolina in Deed Book 1074. Page 682, on March 3, 1978.



which has the address of 113 Pleasant Drive, Greenville, S. C. (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.

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