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FILED GREENVILLE CO. S. C.

MORTGAGE

THIS MORTGAGE is made this 31st day of October 1978, between the Mortgagor, Shlomo Manne and Liora G. Manne (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10121, Greenville, S. C., 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Fifty and No/100 (\$60,050.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Paris Mountain Township, situated on the southerly side of Jervey Road and being known and designated as a portion of Lot No. 1 on a plat of Property of W. W. Stevenson, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book T, at Page 277, and having the following metes and bounds:

BEGINNING at an iron pin on the southerly side of Jervey Road at the joint front corner of property now or formerly of Jamison and running thence S. 30-0 E., 298.5 feet to an iron pin; thence turning and running through Lot No. 1 with a line of property now or formerly of Bobby Ray Posey, said property being acquired from the grantors herein by deed recorded in Deed Book 1007 at Page 97, said line having the following metes and bounds: S. 46-25 W., 199.6 feet to a point, which point is five feet east of the line of Lots Nos. 1 and 2 as shown on said plat; thence turning and running N. 30-0 W., 321.5 feet to a point near the center of Jervey Road; thence along and through Jervey Road, N. 53-39 E., 195 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Joseph E. Long and Margaret C. Long of even date to be recorded herewith.

which has the address of 12 Jervey Road Greenville S. C. 29609 (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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