



ST
TAX
12 11 1978

28

BOOK 1451 PAGE 272

MORTGAGE

THIS MORTGAGE is made this 27 day of November, 1978, between the Mortgagor, Robert H. Faust and Lee C. Faust, (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 Thousand and 00/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 27, 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 August 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 piece, parcel or lot of land situate, lying and being on the western side of Farrington Drive, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 7 of a Subdivision known as Farrington on a plat thereof made by Piedmont Engineers, dated February 19, 1974, recorded in the R.M.C. Office for Greenville County in Plat Book 5 D at Page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the cul-de-sac of Farrington Drive at the corner of Lots 6 and 7 and thence with the common line of said lots, N. 76-00 E. 223.4 feet to a point; thence S. 27-48 E. 416 feet to a point in the common line of Lot No. 7 and property now or formerly owned by Nations; thence with the common line of Lot No. 7 and property now or formerly owned by Nations, S. 69-40 W. 148.5 feet to a point; thence N. 54-15 E. 102.8 feet to a point; thence N. 74-03 W. 173.05 feet to a point; thence S. 77-08 W. 94.3 feet to a point at the joint rear corner of Lots Nos. 7 and 8; thence with the common line of Lots Nos. 7 and 8, N. 26-06 W. 223.7 feet to a point on the southeastern side of the cul-de-sac of Farrington Drive; thence with said Drive, N. 37-24 E. 30 feet to a point; thence continuing with said Drive, N. 2-05 E. 30 feet to a point; thence continuing with said Drive, N. 35-06 W. 30 feet to the point of beginning.

Also: That small triangular portion of Lot No. 8 of Farrington Subdivision as shown on the above referenced plat, and having the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 7 and 8 and running thence with the cul-de-sac, N. 72-09 E. 8.0 feet to an iron pin; thence running N. 18-43-38 W. 166.07 feet to an iron pin; thence running N. 52-01-10 W. 66.67 feet to an iron pin; thence along the old property line of Lots 7 and 8, S. 26-06 E. 223.7 feet to an iron pin, the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Lillian Lucile Hill recorded in the Greenville County R.M.C. Office on September 14, 1978.

which has the address of Farrington Drive Greenville, S. C. 29615 (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 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.

0272

4328 RV-2