

DOONIE S. TANKERSLEY
R.M.C.

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FILED
GREENVILLE CO. S. MORTGAGE

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THIS MORTGAGE is made this 2nd day of December, 1978, between the Mortgagor, Doonie S. Tankersley, Jerry E. Christian and Paula Y. Christian (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").

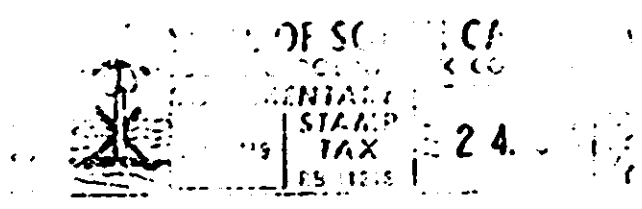
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-one Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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, situate, lying and being in Greenville County, South Carolina, on the western side of Spring Forest Drive and being known and designated as Lot 28 of Spring Forest Estates as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book KK at page 117 and having the following metes and bounds according to a more recent plat thereof entitled "Property of Jerry E. Christian & Paula Y. Christian" prepared by Jones Engineering Service dated December 21, 1978:

Beginning at an iron pin on the western side of Spring Forest Drive at the joint front corner of Lots 28 and 27, and running thence with the line of Lot 27, N. 65-01 W., 676.5 feet to an iron pin; thence, S. 8-10 E., 286.7 feet to an iron pin; thence, S. 65-01 E., 520 feet to an iron pin on the western side of Spring Forest Drive; thence with the western side of Spring Forest Drive, N. 24-59 E., 240 feet to the point of beginning.

The above described property is the same property which was heretofore conveyed to the mortgagors by deed from Mary Coleman recorded August 3, 1978, in the R.M.C. Office for Greenville County in Deed Book 1084 at page 637.



which has the address of Route 4, Box 191, Spring Forest Drive, Simpsonville, South Carolina 29681 (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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