

FILED
GREENVILLE CO. S.C.
FEB 8 12 16 PM '79
CONNIE S. TANNER RILEY
R.M.C.

1457 82

MORTGAGE

THIS MORTGAGE is made this 6th day of February, 1979, between the Mortgagor, Herbert C. Gragg and Monia C. Gragg, (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 Twenty-Six Thousand Five Hundred and No/100-----Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 lot of land, with the buildings and improvements thereon, situate on the North side of Agewood Court, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 528, Section Five, Sheet Two, on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the R.M.C. Office for Greenville, S.C., in Plat Book 4X, at Page 63, said plat being referred to for a more complete description thereof.

This being the same property conveyed unto the Mortgagor herein by deed from Alfred E. Lamprecht and Betty C. Lamprecht, of even date to be recorded herewith.

which has the address of 22 Agewood Court, Simpsonville
South Carolina 29681 (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 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.

SOUTH CAROLINA -- 1979 (REV. 6-78) ENACTING UNIFORM INSTRUMENT ACT AND AMENDING THE SAME

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