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GREENVILLE CO. S. C.

MORTGAGE

VOL 1459 PAGE 377

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DONNIE S. TAYLOR  
R.M.C.

THIS MORTGAGE is made this 9th day of March 1979, between the Mortgagor, Rogers L. Stinson and Annetta B. Stinson, (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Riddle Road in Greenville County, South Carolina, being shown and designated as Lot No. 155 on a plat entitled PINE BROOK FOREST SUBDIVISION, SECTION II, made by Robert R. Spearman and Charles E. Dunn, Surveyors, dated March 15, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 49 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Riddle Road at the joint front corner of lots nos. 154 and 155 and running thence along the common line of said lots, N. 5-54 W. 225.0 feet to an iron pin in the line of property now or formerly belonging to W. M. Riddle, thence along the Riddle line N. 40-12 E. 39.1 feet to an iron pin at the joint rear corner of lots nos. 155 and 158; thence along the common line of said lots, N. 85-05 E. 85.4 feet to an iron pin; thence along the common line of lots nos. 155, 156 and 157, S. 5-54 E. 250 feet to an iron pin on the northern side of Riddle Road; thence along the northern side of Riddle Road S. 84-06 W. 116.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Rogers L. Stinson and Annetta B. Stinson by deed of Manuel L. Rodriguez and Barbara S. Rodriguez of even date to be recorded herewith.

which has the address of Route 14, Riddle Road, Greenville, S. C. 29607 (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.

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