DONNIE S. TAHKERSLEY R.M.C. VOL 1459 PAGE 711

MORTGAGE

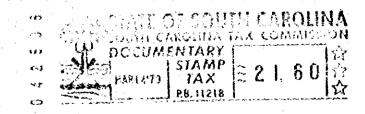
	THIS MORTGAGE is made this 13th day of March 19 79, between the Mortgagor, Russell H. Smart and Helen R. Smart , (herein "Borrower"), and the Mortgagee, First Federal
	Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").
	WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Four Thousand and No/100
0	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

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Paddock Lane and being known and designated as Lot No. 63 on Plat of Section I, DEVENGER PLACE, recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Paddock Lane at the joint front corner of Lots Nos. 63 and 64 and running thence with the joint line of said Lots, N.87-20 W. 145.4 feet to an iron pin; running thence S.02-36 W. 90 feet to the joint rear corner of Lots 63 and 62; thence with the common line of said Lots, S.87-24 E. 150 feet to an iron pin on the western side of Paddock Lane; thence with the western side of said Lane, N.02-36 E. 30 feet to an iron pin; thence continuing with the western side of Paddock Lane, N.01-48 W. 60 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Myron C. Beekman and Carol T. Beekman recorded in the RMC Office for Greenville County on March 14, 1979.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.



which has the address of 125 Paddock Lane, Greer (City)

South Carolina 29651 (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 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.

SOUTH CAROLINA — 1 to 4 Family—6:75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

1328 RV-2