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GREENVILLE CO. S. C.

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DOHNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 16th day of March, 1979, between the Mortgagor, Gary C. Ray and Jennie T. Ray, (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").

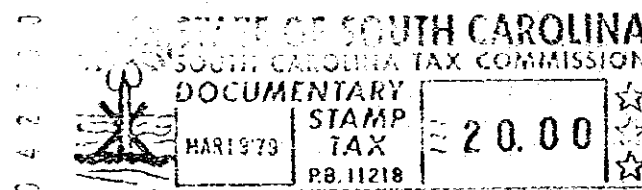
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 in the State of South Carolina, County of Greenville, in the City of Mauldin, being shown as Lot No. 33 on plat of Forrester Woods, Section I, dated March 14, 1972, prepared by R. B. Bruce, RLS., and recorded in the R. M. C. Office for Greenville County in Plat Book 4N at Page 78 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Boulder Road at the joint front corner of Lots Nos. 30 and 33 and running thence N. 62-24 W., 160 feet to an iron pin; thence running along the common rear line of Lots Nos. 32 and 33, N. 27-36 E., 110 feet to an iron pin; thence running with the common line of Lots Nos. 34 and 33, S. 62-24 E., 160 feet to an iron pin; thence running along Boulder Road, S. 27-36 W., 110 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Shaw F. and Marjorie B. Camp of even date herewith and to be recorded herewith.



which has the address of Rt. 10, 106 Boulder Road, Greenville, (Street) (City)

South Carolina 29607 (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.

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