

FILED
GREENVILLE CO. S. C.
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MORTGAGE

VC 1462 PAGE 87

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THIS MORTGAGE is made this 28th day of March, 1979, between the Mortgagor, Helen G. Cannon, (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").

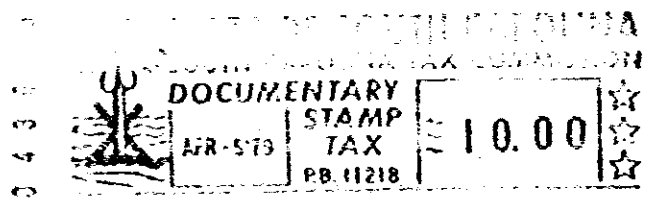
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1999;

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 designated as lot No. 59, Wade Hampton Terrace, as shown on a plat of Helen G. Cannon, prepared by Freeland and Associates Dated March 28, 1979, recorded in the R.M.C. Office for Greenville County in Plat Book 7D, page 28, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the southern side of Hummingbird Circle, the front joint corner of Lots 58 and 59; thence with the joint line of said lots S. 18° 51' E., 195.7 feet to an iron pin in line of Lot No. 65; thence with the line of said Lots S. 71° 09' W., 100 feet to an iron pin, corner of Lot No. 60; thence with the line of said lot N. 18° 51' W., 200 feet to an iron pin on the southerly side of Hummingbird Circle; thence with the southerly side of said Hummingbird Circle N. 71° 09' E., 70 feet to an iron pin; thence continuing with the southerly side of Hummingbird Circle N. 80° 29' E., 30.4 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Leroy Cannon recorded in the R.M.C. Office for Greenville County on May 1, 1972, in Deed Book 979, Page 232.



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which has the address of 6 Hummingbird Circle Greenville, South Carolina (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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