

APR 10 53 PM '79

MORTGAGE

THIS MORTGAGE is made this 5th day of April, 1979, between the Mortgagor, Helen R. Posley, (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").

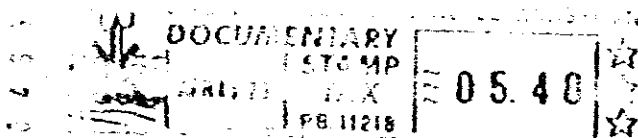
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1994.....;

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 in the County of Greenville, State of South Carolina, known as a portion of Lot 4 of Brookwood Subdivision recorded in Plat Book BB, at pages 26 and 27, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Fairfield Road at the corner of Lot 3, 100 feet south of Gantt Drive, and running thence along said road, S. 25-16 W. 100 feet to an iron pin; thence through Lot 4, N. 72-29 W. 187.6 feet to an iron pin; thence, N. 30-22 E. 53.5 feet to an iron pin; thence along the line of Lot 3, S. 86-26 E. 195 feet to the point of beginning.

This is the same property conveyed to Jule Posley and Helen R. Posley by deed of W. E. McClain as recorded in the RMC Office for Greenville County, S.C., in Deed Book 673, at Page 434, on May 13, 1961. The said Jule Posley, on August 22, 1978, conveyed all of her right, title and interest in and to said property to Helen R. Posley by deed recorded in the RMC Office for Greenville County, S.C., in Deed Book 1091, at Page 372.



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which has the address of 601 South Fairfield Road Greenville, South Carolina (herein "Property Address");
(Street) (City) (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.

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