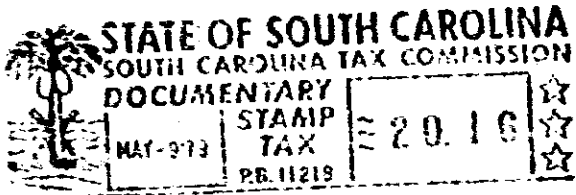


215570



FILED GREENVILLE CO. S. C.

MAY 9 2 21 PM '79

BONNIE S. TANKERSLEY R.M.C.

MORTGAGE

VOL 1405 PAGE 874

THIS MORTGAGE is made this 9th day of May, 1979, between the Mortgagor, Charles Raymond Puntch and Kathy Nixon Puntch, (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, Four Hundred and No/100ths (\$50,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 January 1, 2010.....;

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 lying and being on the Westerly side of Meredith Lane in the City of Greenville, South Carolina, being known and designated as Lot No. 60 on plat entitled "Final Plat Henderson Forest" (Formerly Terrydale Subdivision Plat 4N at page 17) recorded in the R.M.C. Office for Greenville, S.C. in plat book 4-R at page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Meredith Lane said pin being the joint front corner of Lot Nos. 59 and 60 and running thence with the common line of said lots N. 83-46 W. 126.4 feet to an iron pin the joint rear corner of Lots Nos. 59 and 60; thence N. 07-05 E. 85 feet to an iron pin the joint rear corner of Lot Nos. 60 and 61; thence with the common line of said lots S. 83-46 E. 125.2 feet to an iron pin on the Westerly side of Meredith Lane; thence with the Westerly side of Meredith Lane S. 06-14 W. 85 feet to an iron pin the point of beginning.

This conveyance is specifically made subject to restrictions recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 936 at page 570, and is specifically made subject to any and all recorded rights-of-way, easements, conditions, restrictions, and zoning ordinances pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises.

THIS is the same identical property conveyed unto the mortgagors herein by deed of Joseph A. Wells, as trustee for Orthodontic Assoc., P.A., Profit Sharing Plan & Trust dated October 31, 1978, recorded November 6, 1978, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1091 at page 386.

which has the address of Lot 60, Henderson Forest S/D, 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.

GCTO -----3 MAY 9 79 1150

3.5001

0874

4328 RV-2