

FILED
GREENVILLE CO. S. C.
MAY 18 11 24 AM '79
DONNIE S. TANKERSLEY
R.M.C.

1405 310

MORTGAGE

THIS MORTGAGE is made this 18th day of May, 1979, between the Mortgagor, James B. Page and Judith O. Page, (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").

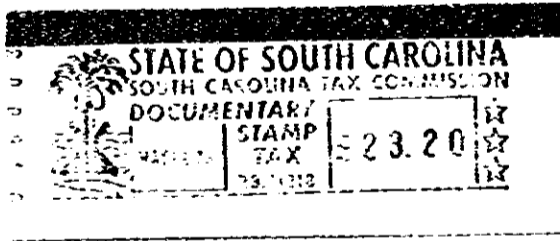
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-eight Thousand and no/100 (\$58,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 lot of land in the City of Greenville, Greenville County State of South Carolina, being shown as Lot 425 on plat of Section "D", Gower Estates, recorded in Plat Book RR at Pages 192 and 193, and more recently shown on plat of Survey of Property of James B. Page, et al, dated May 14, 1979, by R. B. Bruce, RLS, to be recorded herewith, and more particularly described as follows: BEGINNING at an Iron Pin on the Eastern side of Pimlico Road at the joint front corner of Lot 424 and running thence with line of Lot 424, N. 86-21 E. 178.4 feet to an Iron Pin; thence, S. 1-45 E. 89.75 feet to an Iron Pin; thence, S. 75-56 W. 158.7 feet to an Iron Pin on the Eastern side of Pimlico Road; thence with the Eastern side of said road, N. 14-04 W. 69 feet, and continuing N. 11-22 W. 51 feet to the beginning corner.

Being the same property conveyed to Mortgagors herein by deed of Ryland T. Traynham and Patricia C. Traynham dated on even date herewith and to be recorded herewith.

This property is subject to restrictions, easements and rights of way of record affecting said property, specifically including restrictions recorded in Deed Book 753 at Page 571 and Deed Book 693 at Page 7, said RMC Office.



which has the address of 335 Pimlico Road, Gower Estates, 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 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.

6010 --- 9 MAY 19 79 229 S.F.C.1

0.915

4328 RV.2