

FILED  
GREENVILLE CO. S. C.

MAY 18 12 38 PM '79

DONNIE S. TANKERSLEY  
R.M.C.

vs 1465-930

# MORTGAGE

THIS MORTGAGE is made this 17th day of May, 1979, between the Mortgagor, David S. Pass and Nicki Pass, (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 Thirty Three Thousand Two Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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 1st ...2009.....;

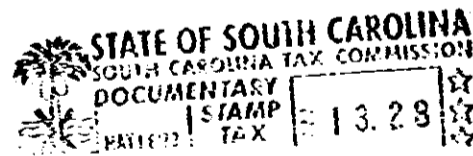
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of LaJuan Drive, and being known and designated as Lot No. 15 according to a plat entitled Stratford, Section II, prepared by Campbell & Clarkson, Surveyors, Inc., dated September, 1974, and recorded in the Greenville County R.M.C. Office in Plat Book 5D at Page 90, and having according to said plat the following metes and bounds description, to-wit:

BEGINNING at an iron pin on the southwestern side of LaJuan Drive at the joint front corner of Lots 15 and 16 and running thence along the common line of said lots, S. 82-22 W. 205.08 feet to an iron pin at the joint rear corner of Lots 15 and 16 and property now or formerly of Huff; thence along the line of property of Lot 15 and property now or formerly of Huff, N. 15-49 W. 80 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence along the common line of said lots, N. 82-09 E. 215.36 feet to an iron pin on the southwestern side of LaJuan Drive; thence along the southwestern side of said Drive, S. 8-26 E. 80 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from A. J. Prince Builders, Inc. recorded in the Greenville County R.M.C. Office on May 18, 1979

First Federal Savings & Loan Association  
301 College Street  
Greenville, South Carolina 29601



which has the address of Lot 15, LaJuan Drive Greenville,  
(Street) (City)  
S. C. 29611 (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.

GCTC ----- 5 MY1879

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