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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 15th day of May, 1979, between the Mortgagor, Ralph E. Madden and Fannie N. Madden, (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").

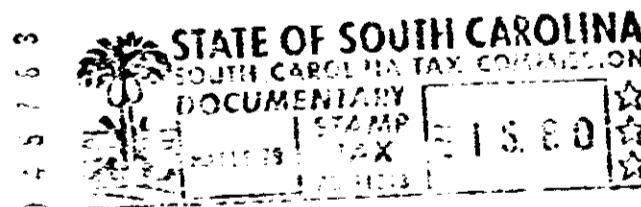
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-NINE THOUSAND FIVE HUNDRED AND NO/100 (\$39,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 piece, parcel or lot of land, situate, lying and being in the County of Greenville, state of South Carolina, known and designated as Lot No. 79, as shown on a plat of the subdivision of Avondale Forest, Section II, recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, at Page 36 and according to a more recent plat prepared by Carolina Surveying dated May 14, 1979, entitled "Property of Ralph E. Madden & Fannie N. Madden", having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint from corner of Lots 78 and 79 and running thence N. 49-47 E. 95 feet to a point; thence with the curve of Pryor Road and a cul de sac, the chord of which is S. 85-13 E., 35.4 feet to a point, thence S. 40-13 E., 40 feet to a point; thence with the line of the cul de sac the following courses and distances, S. 10-30 E., 40 feet, S. 40-26 E., 35 feet to an iron pin; thence S. 22-34 W., 100 feet to an iron pin; thence N. 43-52 W., 180.9 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Kenneth A. Dockins and Betty J. Dockins dated May 15, 1979, recorded in Deed Book 1102 at Page 477 in the RMC Office for Greenville County, South Carolina on May 15, 1979.



which has the address of 400 Pryor Road Taylors, South Carolina,
(Street) (City)
(State and Zip Code) (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.

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