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MORTGAGE

THIS MORTGAGE is made this	ıy ,
9.79, between the Mortgagor, Roy M. Spurgeon and Edith H. Spurgeon, (herein "Borrower"), and the Mor	rtgagee First Federal
Savings and Loan Association, a corporation organized and existing under the la of America, whose address is 301 College Street, Greenville, South Carolina (he	ws of the United States
WHEREAS, Borrower is indebted to Lender in the principal sum of	evidenced by Borrower's nstallments of principal
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by thereon, the payment of all other sums, with interest thereon, advanced in according the security of this Mortgage, and the performance of the covenants and agreen contained, and (b) the repayment of any future advances, with interest thereof Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower grant and convey to Lender and Lender's successors and assigns the following definition the County of	lance herewith to protect nents of Borrower herein on, made to Borrower by r does hereby mortgage, escribed property located
All that certain lot of land lying in the County of Greenville, shown as Lot 47 on a plat of Bishop Heights Subdivision, recorde Page 171, in the R.M.C. Office for Greenville County, and having Hat, the following metes and bounds, to wit:	d in Plat Book BBB, a
Beginning at an iron pin on the eastern side of Leake Street, at corner of lots 47 and 46 and running thence S 72-43 E 244.6 feet thence N 11-47 E 150 feet to an iron pin on the southern side of thence with the side of said Drive N 78-03 W 182 feet to an iron the curve of the southeastern intersection of Bishop Drive and I chord of which is S 63-47 W 47.2 feet; thence with the eastern S 25-42 W 101 feet to the point of beginning.	to an iron pin; Bishop Drive; pin; thence with Leake Street, the
This is the same property heretofore conveyed to the Mortgagors D. Robinson and Sara Sue J. Robinson by deed dated May 25, 1979 28, 1979, in the R.M.C. Office for Greenville County in Deed Boomand County in	, and recorded May
STATE OF SOUTH CAROLINA BOCUMENTARY STATE STATE BOCUMENTARY STATE	
which has the address of	
(Street)	(City)

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.

SOUTH CAROLINA - 1 to 4 Family-6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)

4328 RV.2