

FILED
GREENVILLE CO. S. C.
JUN 28 12 08 PM '79
DONNIE TANKERSLEY
R.M.C.

PL 1471 PAGE 003

MORTGAGE

THIS MORTGAGE is made this 27th day of June, 1979, between the Mortgagor, Elizabeth M. Hager, (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 Twenty Thousand and no/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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 August 1, 1986.

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 situate, lying, and being in the Town of Mauldin, Greenville County, South Carolina, on the western side of Kingsley Drive, and being known and designated as Lot No. 34 on a plat of Knollwood Heights, Section IV, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 74, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Kingsley Drive at the joint front corner of Lots 33 and 34 and running thence along a line of Lot 33, S. 79-14 W. 169.7 feet to a point; thence along a line of Coker Property, N. 14-08 W. 120.0 feet to a point; thence along a line of Lot 35, N. 78-25 E. 179.9 feet to a point on the western edge of Kingsley Drive; thence along the western edge of Kingsley Drive, S. 11-44 W. 7.1 feet to a point; thence continuing along the western edge of Kingsley Drive, S. 3-02 E. 35.6 feet to a point; thence continuing along the western edge of Kingsley Drive, S. 14-07 E. 77.3 feet to the point of beginning.

This being the same property conveyed to mortgagor herein by deed of Raymond A. Bruce dated June 27, 1979, recorded in Book 1105 at Page 626 on June 28, 1979.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 08.00

SC79-1102-79-1002

which has the address of 104 Kingsley Drive Mauldin, S.C. 29662 (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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