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GREENVILLE CO. S. C.

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# MORTGAGE

DENNIS STANNERSLEY  
R.M.C.

THIS MORTGAGE is made this 29th day of June, 1979, between the Mortgagor, Robert A. Junkin, Jr. and Beverly R. Junkin (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").

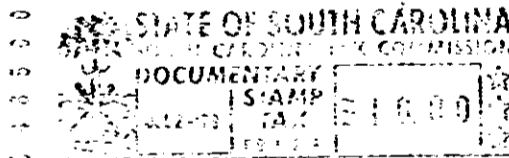
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100ths (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 certain lot of land lying in the State of South Carolina, County of Greenville on the eastern side of Tanglewood Drive shown as Lot No. 52 on a plat of Tanglewood, revised plat of Section 1 recorded in the R.M.C. Office for Greenville County in Plat Book 66 at Page 57 and being further described as follows:

BEGINNING at an iron pin on the eastern side of Tanglewood Drive at the joint corner of Lots Nos. 51 and 52 and running thence along the line of Lot No. 51 S50-32E 143.7 feet to an iron pin in line of Lot No. 59; thence along the line of Lot No. 59 S39-00W 78 feet to an iron pin at corner of Lot No. 58; thence with the line of Lot No. 58 S32-27W 40 feet to an iron pin at the corner of Lot No. 53; thence along the line of Lot No. 53 N51-00W 147.4 feet to an iron pin on the eastern side of Tanglewood Drive; thence along Tanglewood Drive N38-38E 119 feet to the point of BEGINNING.

This being the identical property conveyed unto Robert A. Junkin, Jr. and Beverly R. Junkin by deed of Joe Robert Crouch, dated and recorded concurrently herewith.



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which has the address of 101 Tanglewood Drive Greenville  
(Street) (City)  
South Carolina (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.

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