

DONNIE S. TANKERSLEY
R.M.C.
FILED
AUG 10 1979
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Mortgage No. 1463-467
Mortgagee's Address:
130 Trade Street
Landrum, SC 29356

MORTGAGE

THIS MORTGAGE is made this 9th day of August 1979, between the Mortgagor, Lloyd Everett Breedlove and Barbara Ann Breedlove (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P.O. Box 1090 SPARTANBURG, SOUTH CAROLINA 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ***** TWENTY-FIVE THOUSAND ***** Dollars, which indebtedness is evidenced by Borrower's note dated pf even date (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1994

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 Spartanburg, State of South Carolina:

All that piece, parcel, or lot of land in Glassy Mountain Township, Greenville County, South Carolina, shown and designated as 5.5 acres on a plat made for Eva Gladys Lockhart by Carolina Surveying Company, R. B. Bruce, RLS, November 17, 1975, showing courses and distances, as follows:

BEGINNING on a nail near the center of New Lanier Road about 2,000 feet from S.C. Highway No. 116, near Oak Grove Church, in the line of Effie Lockhart's property, and running thence, with Lanier Road, S. 28-40 E. 468 feet to a nail; thence, S. 21-05 E. 300 feet to a nail in Lanier Road; thence, N. 84-00 W. 467 feet to an iron pin near the branch (passing an iron pin at 28 feet from nail in road); thence, with the branch the line N. 21-21 W. 68 feet; thence, N. 13-15 E. 88 feet to an iron pin; thence, N. 40-45 W. 160 feet to an iron pin west of the branch; thence, with the center of an old abandoned road, N. 10-12 E. 158 feet to an iron pin; thence, N. 07-25 E. 163 feet to an old iron pin in Effie Lockhart's line; thence, with Effie Lockhart's line, N. 74-30 E. 168 feet to the BEGINNING (passing an old iron pin near the edge of Lanier Road).

This being the same property conveyed to Mortgagor, Barbara Ann Breedlove, by Deed from Eva Gladys Lockhart on December 2, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1027, page 949; with Mortgagor, Barbara Ann Breedlove, conveying one-half (1/2) of her interest in and to the above-described property to Mortgagor, Lloyd Everett Breedlove, by Deed recorded May 15, 1978 in Deed Book 1079 page 209, RMC Office for Greenville County.



which has the address of Route 3, Landrum, SC 29356 (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 seized 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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