

FILED  
GREENVILLE CO. S. C.

SEP 17 2 53 PM '79

DONALD S. TANKERSLEY  
R.M.C.

BOOK 1480 PAGE 963

## MORTGAGE

THIS MORTGAGE is made this 14th day of September, 1979, between the Mortgagor, John E. Allen and Mary Ann Allen, (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").

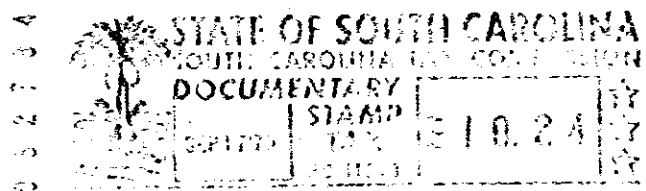
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand <sup>JEA. M. AA</sup> Forty-Four and 84/100ths (\$48,044.84) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2003;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being known as Lot #55 on a plat of Stratton Place Subdivision, said plat being recorded in Plat Book 4-R at Pages 36 and 37 at the office of the R.M.C. for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bridgeton Drive at the joint front corner of Lots 55 and 56 and running thence along northern side of Bridgeton Drive, N. 78-27 W. 60 feet to an iron pin; thence continuing with the northern edge of Bridgeton Drive, N. 64-49 W. 75 feet to an iron pin at the joint front corner with Lot 54; thence with the joint line of said Lots N. 23-17 E. 170.2 feet; thence S. 59-38 E. 50.7 feet to an iron pin; thence S. 78-15 E. 50 feet to an iron pin; thence with the joint line with Lot 56 S. 11-30 W. 175 feet to the point of BEGINNING.

This being the same property conveyed unto John E. Allen and Mary Ann Allen by deed of Klaus-Dieter Albert Pohl and Ursula C. Pohl dated July 30, 1979 and recorded herewith.



which has the address of 11 Bridgeton Drive, Stratton Place 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 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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