

FILED  
S. C.  
OCT 19 1979  
GREENVILLE

1435 231

# MORTGAGE

THIS MORTGAGE is made this 19 day of October, 1979, between the Mortgagor, Clarence O. Freeman, (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 Eight Thousand Nine Hundred Four and 63/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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 November 1, 1997.

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 State of South Carolina, County of Greenville, being shown and designated as 25 acres according to plat of Thomas J. Brown as prepared by C. O. Riddle, RLS, dated February, 1971 less 5 acres, more or less, according to plat of Brenda Cox Brown as prepared by C. O. Riddle, RLS, dated October 19, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-R, Page 92, and having according to the two plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a county road and running thence with said road N. 82-43 W., 100 feet to an iron pin; thence continuing with said road N. 72-45 W., 100 feet to an iron pin; thence still with said road N. 60-10 W., 758 feet to an iron pin; thence still with said road N. 49-25 W., 25 feet to an iron pin; thence N. 36-25 E., 1242.6 feet to a point in Gilder Creek; thence with Gilder Creek as the line the meanderings as follows: S. 62-01 E., 49.45 feet to a point; thence S. 33-06 E., 79.4 feet to a point; thence S. 18-13 W., 115.6 feet to a point; thence S. 30-07 E., 64.6 feet to a point; thence S. 76-49 E., 134.8 feet to a point; thence S. 20-27 E., 125.4 feet to a point; thence S. 53-26 E., 193.6 feet to a point; thence S. 7-25 E., 61.0 feet to a point; thence S. 65-02 E., 65 feet to a point; thence leaving said Gilder Creek S. 29-12 W., 711.2 feet to an iron pin; thence S. 0-26 W., 208 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Brenda A. Brown a/k/a Brenda Cox Brown to be recorded on even date herewith.

which has the address of 20 acres more or less Brown Drive,  
(State and Zip Code) (City)  
(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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