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GREENVILLE CO. S. C.

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DONN: S TANNERSLEY
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MORTGAGE

BOOK 1488 PAGE 301

THIS MORTGAGE is made this 1st day of November, 1979, between the Mortgagor, Samuel Childress (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

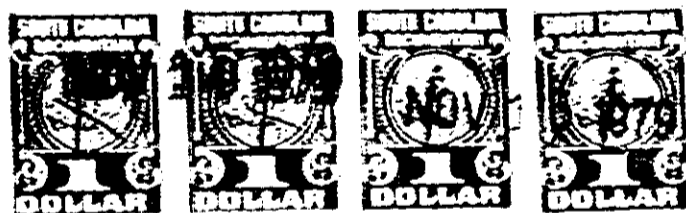
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1991;

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 in Grove Township, County of Greenville, State of South Carolina, located west of Highway 20, S. C. and near the Town of Piedmont, and being bound on the north by Margaret S. Childress, on the south by Southside Circle (Road), on the west by C. E. Jernigan, and also on the east by Margaret S. Childress, and having the following metes and bounds to-wit as follows:

BEGINNING at corner of Southside Circle and property of C. E. Jernigan, thence N 60-00 E 85.5 feet to corner; thence S 37-06 E 58.3 feet to corner; thence S 48-00 E 86.1 feet to corner; thence S 40-49 W 80.7 feet to corner on Southside Circle; thence N 48-58 W following Southside Circle 82.0 feet to a point; thence N 40-38 W 90.3 feet to beginning point on Southside Circle.

This is the identical property conveyed to the mortgagor by deed of Margaret S. Childress recorded in Deed Book 1111, page 44 on September 8, 1979.



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which has the address of Southside Circle, Greenville County, S. C. (Street) (City) (State and Zip Code) (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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