

FILED
GREENVILLE CO. S. C.

DEC 21 3 05 PM '79

DONNIE S. TANNERSLEY
R.M.C.

BOOK 1491 PAGE 822

MORTGAGE

THIS MORTGAGE is made this 19th day of December, 1979, between the Mortgagor, CLAUDE M. BAGWELL and ADDIE LEE BAGWELL, (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").

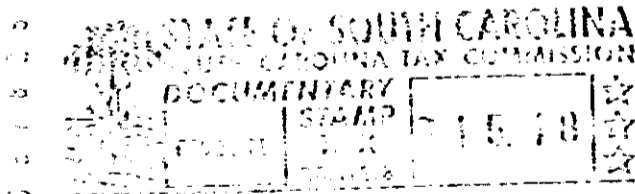
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Six Hundred Forty-One and 45/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as "Property of Addie Lee Bagwell", containing 3.77 acres, as shown on a plat prepared by T. H. Walker, Jr., RLS, dated June 17, 1978 and recorded in the RMC Office for Greenville County in Plat Book 7-T, Page 13, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of Edwards Road and Randy Drive and running thence along the northwestern side of Randy Drive, S 56-45 E 301.7 feet to an iron pin; thence N 78-27 W 35.5 feet to an iron pin; thence turning and running N 33-38 W 493.1 feet to an old iron pin; thence turning and running N 78-56 E 447.4 feet to an old iron pin on the western side of Edwards Road; thence turning and running along the western side of Edwards Road as follows: S 18-24 E 148.6 feet to an iron pin; thence S 21-54 E 100 feet to an iron pin; thence S 32-39 E 81.9 feet to a fire hydrant; thence with the intersection of Edwards Road and Randy Drive, the chord of which is S 12-03 W 35.6 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of P. Warren McLeod and Sybil C. McLeod, to be recorded of even date herewith.



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which has the address of Edwards Road (Street) _____ (City) _____
South Carolina (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 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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