

Mortgagee's Address:
P. O. Drawer 408
Greenville, S. C. 29602
GREENVILLE CO. S. C.

JAN 7 3 01 PM '80

DONNIE J. WALKERSLEY
R.M.C.

MORTGAGE

27197 JDG le
Irvin
103-9-14

PG# 1492 PAGE 535

THIS MORTGAGE is made this 4th day of January, 1980, between the Mortgagor, Steven Carroll Irvin and Kelly Marion Farrow Irvin, (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 Eighteen Thousand Nine Hundred and no/100 (\$18,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010.....;

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 on the west side of Allen Street in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 131, Dunean Mills, on plat of Property of Steven Carroll Irvin and Kelly Marion Farrow Irvin, prepared by Freeland & Associates, dated January 2, 1980, recorded in Plat Book 71 at Page 45 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the west side of Allen Street at the joint front corner of Lots 131 and 132 and running thence along the common line of said lots N. 64-16 W. 141 feet to an iron pin at the joint rear corner of said lots; thence N. 25-56 E. 69 feet to an iron pin at the joint rear corner of Lots 130 and 131; thence along the common line of said lots S. 64-16 E. 140.7 feet to an iron pin at the joint front corner of said lots; thence along the west side of Allen Street S. 25-44 W. 69 feet to an iron pin, the point of beginning.

DERIVATION: Deed of J. O. Elrod et al. recorded January 7, 1980 in Deed Book 1118 at Page 464.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
DOCUMENTARY
STAMP
JAN 20 1980

which has the address of 49 Allen Street Greenville
(Street) (City)
South Carolina 29605 (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 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.

SC10 -----2 JA 7 80 783 4.0001

0595

4328 RV-2