800x1493 PAGE 297

## **MORTGAGE**

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100----- Dollars, which indebtedness is evidenced by Borrower's note dated JANUARY 15, 1980 (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, 2005

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 \_\_\_\_\_\_\_\_, State of South Carolina:

ALL that lot of land in the County of Greenville, State of South Carolina, shown as Lot No. 6, Section I, on plat of Jenkins Estates Southwest recorded in the RMC Office for Greenville County in plat Book 4-M, at page 197, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Fork Shoals Road at the corner of Lot No. 7, and running thence S. 63-36 W., 270.3 feet to an iron pin; thence N. 26-24 W., 170 feet to an iron pin on the northern side of Loraine Drive; thence with said Drive, N. 63-36 E., 242.4 feet to an iron pin; thence with the intersection of said Drive and said Road, S. 71-52 E., 35.5 feet to an iron pin; thence with said Road, S. 27-21 E., 145 feet to the point of beginning.

Derivation: Deed Book 1118, Page 927 - E. M. Hanna 1/15/80

CONTROL OF SOUTH CARPENA

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which has the address of 102 Loraine Drive Simpsonville

S. C.

(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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