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DONALD S. TANNERSLEY  
R.H.C.

BOOK 1484 PAGE 472

# MORTGAGE

THIS MORTGAGE is made this 29th day of January, 1980, between the Mortgagor, Jack E. Moss and Lura T. Moss (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FOURTEEN THOUSAND SIX HUNDRED AND NO/100 (14,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 29, 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 February 1, 1994;

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 with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 122, Section I-C, Westcliffe Subdivision, as shown on plat thereof prepared by Piedmont Engineers & Architects, Dec. 11, 1963, revised Sept. 24, 1965, and recorded in the RMC Office for Greenville County in Plat Book JJJ at Pages 72, 73, 74 and 75, and on plat of "Jack E. Moss and Lura T. Moss" prepared by Carolina Surveying dated January 28, 1980, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Elmhurst Road at the joint front corner of Lots 121 and 122; thence running N. 81-08 E. 208.8 feet to an iron pin; thence N. 32-45 W. 223.5 feet to an iron pin on the Eastern side of Elmhurst Road; thence with Elmhurst Road, S. 31-46 W. 73 feet to an iron pin; thence continuing with said Road, S. 16-31 W. 164.9 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Harold T. Griffin and Karin H. Griffin dated January 29, 1980 and recorded January 30, 1980.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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which has the address of 202 Elmhurst Road Greenville, S.C. 29611 (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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