

GRANT, FILED
CO. S. C.
FEB 1 10 06 PM '80
R.M.C. HARRISLEY

200: 1194 PAGE 770

MORTGAGE

THIS MORTGAGE is made this first (1st) day of February, 1980, between the Mortgagor, Ruth Robbins Botzis (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 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five thousand one hundred and No/100ths (\$25,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 1st, 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 March 1st, 1985.

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 County of Greenville, State of South Carolina, being shown and designated as Lot No. 19 on plat of Collins Creek, Section Two, dated July 30, 1979, prepared by C. O. Riddle, Surveyor, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-C at Page 57, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Collins Creek at the joint front corner of Lots 20 and 19 and running thence along the cul-de-sac of Collins Creek the following courses and distances: S. 39-10 W. 48.86 feet to a point; thence S. 70-56 W. 87.48 feet to a point; thence S. 41-57 W. 45.0 feet to a point in the center of a branch; thence with the line of Lot No. 19 and property now or formerly belonging to Joyner S. 8-56 E. 179.94 feet to an iron pin; thence along the arch of a curve in said lot S. 67-30 E. 41.72 feet to an iron pin; thence running along the rear of said lot the following courses and distances: N. 68-25 E. 111.89 feet to a point; thence N. 72-57 E. 67.94 feet to an iron pin at the corner of Lots No. 19 and 20; thence with the line of said lots N. 21-35 W. 250.0 feet to an iron pin on Collins Creek, the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor by deed of Babbs Hollow Development Company, a S. C. general partnership, dated February 1, 1980 and recorded February 4, 1980 in the RMC Office for Greenville County in Deed Book 1120 at Page 45.

which has the address of Lot No. 19, Collins Creek, Section 2, Greenville, (Street) (City) S. C. (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.

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