

GREENVILLE, S. C.

FEB 15 4 38 PM '80

DONNIE S. TANNERSLEY
R.M.C.

BOOK 1495 711

MORTGAGE

THIS MORTGAGE is made this 15th day of February, 1980, between the Mortgagors, Jerry T. Saad, Alfred L. Saad III, Patricia A. Saad and Virginia M. Saad (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").

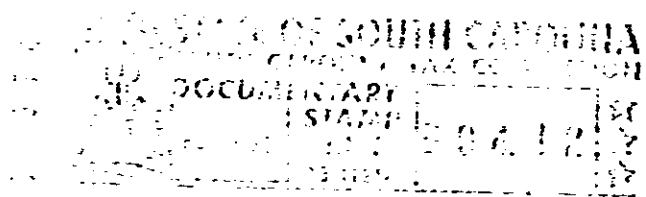
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand, Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1990

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 those two certain pieces, parcels or lots of land situate, lying and being in the City of Greenville, County and State aforesaid, on the northern side of S. Main Street, and being shown as Lots 6 and 37 on plat of "Property of Thomas M. Walker Co., Inc." dated August, 1919, prepared by Jacobs-Fitzpatrick Co., Engineers, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book E at Page 146 and having according to a recent survey and plat entitled "Property of Jerry T. Saad, et al" prepared by R. B. Bruce, RLS, dated February 11, 1980, recorded in said RMC Office in Plat Book 7V at Page 20, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of S. Main Street, joint front corner of Lots 5 and 6; and running thence with the lines of Lots 5 and 38 approximately N. 36-43 W. 153.9 feet to a pin on the southeast side of Boggs Street (formerly Chicora Alley); thence with the line of Boggs Street S. 61 W. 25 feet to a pin at the corner of Lot 36; thence with the line of Lots 36 and 7, S. 36-38 E. 158.0 feet to a point on South Main Street; thence with the line of said street N. 1-35 E. 25 feet to point of beginning.

Being the same property conveyed to Mortgagors by deed of R. Bates Wilson even date to be recorded simultaneously herewith.



which has the address of 612 S. Main Street, Greenville, S. C. 29601
(Street) (City)
..... (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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