

GRANDED FILED  
SOUTH CAROLINA  
FEB 19 1980  
RECORDERS OFFICE  
GREENVILLE

POD: 1495 872

# MORTGAGE

THIS MORTGAGE is made this 19th day of February, 1980, between the Mortgagor, Lewis W. and Martha O. Bates, (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 Twenty-five Thousand, Four Hundred Ninety and 57/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 19, 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, 2008;

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 known and designated as Lot 3 as shown on a plat of "Property of P.B. and Billie J. McCrary" as recorded in the RMC Office for Greenville County in Plat Book CCC, Page 137, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Trammell Road, joint front corner of Lots 3 and 4, and running thence with said road N 69-36 E 145.2 feet to an iron pin at the intersection of Trammell Road and Blanche Drive; then with the curve of Blanche Drive the cord of which is S 26-91 E 25 feet; thence along Blanche Drive S 3-58 W 135 feet to an iron pin, joint corner of Lots 3 and 13; then along the common line of Lots 3 and 13 N 61-0 E 63.2 feet to an iron pin; then N 26-30 W 193.1 feet along the common line of Lots 3 and 4 to an iron pin on Trammell Road, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Eddie Ben Cannon and Frances M. Cannon as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 112, Page 754, on February 19, 1980.

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which has the address of Route 3 Trammell Road Greenville,  
(Street) (City)  
South Carolina 29611 (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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