

FILED C.S.C.
FEB 29 2 15 PM '80
ANNERSLEY

POD 1496 803

MORTGAGE

THIS MORTGAGE is made this 29th day of February 19. 80, between the Mortgagor, William Timothy Raines and Julie H. Raines (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 Thirty-Three Thousand Nine Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 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 March 1, 2010

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 City of Greenville, County of Greenville, State of South Carolina, on the northern side of Northwood Avenue and being known and designated as Lot No. 5 on a Plat of PROPERTY OF FURMAN C. SMITH AND G. HERMAN WALKER recorded in the RMC Office for Greenville County in Plat Book S at Page 3 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Northwood Avenue at the joint front corner of Lots 1 and 5 and running thence N.01-26 E. 169.2 feet to an iron pin; running thence S.87-14 E. 70.0 feet to an iron pin; running thence S.01-26 W. 168.9 feet to an iron pin on the northern side of Northwood Avenue; running thence with the northern side of Northwood Avenue, N.87-34 W. 70 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Robert L. Gilreath and Juanita P. Gilreath recorded in the RMC Office for Greenville County on February 29, 1980.

THE mailing address of the Mortgagee herein is P. O. Box 937, Greenville, S. C. 29602.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 29 1980

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which has the address of 7 Northwood Avenue, Greenville, South Carolina (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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