

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

GRAND FILED
MAR 25 3 13 PM '80
SOUTH CAROLINA
RECORDERS OFFICE
GREENVILLE

BOOK 1493 PAGE 819

MORTGAGE

THIS MORTGAGE is made this 19th day of March, 1980, between the Mortgagor, Margaret Parris Hicks

, (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 Fifteen Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 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 April 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 lying situate and being in the County of Greenville, City of Greenville, State of South Carolina, being known and designated as a portion of Lot 49, Section C, Stone Land Company, as shown on a plat recorded in Plat Book A at Page 337 and being shown on a more recent plat entitled "Property of Margaret Parris Hicks" prepared by R. B. Bruce, RLS, dated March 18, 1980, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Croft Street, being 235 feet in an easterly direction from the southeastern corner of the intersection of Croft Street and Townes Street and running thence along the southern side of Croft Street S. 83-13 E. 55 feet to an iron pin; thence S. 5-28 W. 200 feet to an iron pin; thence N. 83-13 W. 56 feet to an iron pin; thence N. 5-45 E. 200 feet to an iron pin on the southern side of Croft Street being the point of BEGINNING.

This is the same property devised to the mortgagor herein by Will of Gertrude B. Parris, as set forth in the Office of Probate Court for Greenville County in Apartment 692 at File 16. Said property was conveyed to Gertrude B. Parris by deed of Eugene A. Brigham by deed dated January 31, 1956 and recorded in the R.M.C. Office for Greenville County on January 31, 1956 in Deed Book 544 at Page 253.

which has the address of 19 West Croft Street Greenville,
(Street) (City)
South Carolina 29609 (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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A.M.C.T

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