

GREENVILLE, S.C.

MAR 28 12 03 PM '80

CONTRACTORS

# MORTGAGE

Matr 1499 207  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

THIS MORTGAGE is made this 28<sup>TH</sup> day of MARCH, 1980, between the Mortgagor, JAMES W. MAHON (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-TWO THOUSAND AND NO/100<sup>THS</sup> (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 28, 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 JUNE 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 in Greenville County, State of South Carolina, designated as Lot No. 50, on a plat of Section 3 of Belle Terre Acres, prepared by Piedmont Surveyors, on April 20, 1978, recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 44, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 50 and 51, on the South Side of El-Je-Ma Forest, and running thence S. 7-57 W. 248.06 feet to an iron pin; thence along the rear of Lot 50, N. 50-38 E. 310 feet to an iron pin at the rear of Lots 49 and 50; thence along the line with Lot 49, N. 49-20 W. 103.13 feet to an iron pin on a cul-de-sac of El-Je-Ma Forest; thence along said cul-de-sac, N. 74-31 W. 50 feet to an iron pin on El-Je-Ma Forest; thence S. 68-15 W. 85 feet to the point of beginning.

THIS being a portion of the property conveyed to the Mortgagor hereinby a certain deed of the Estate of J. E. Gosnell on September 15, 1960, and thereafter filed on the same date in the RMC Office for Greenville County in Deed Book 659 at Page 19.

which has the address of \_\_\_\_\_ (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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