

RECORDED  
S. C.  
MAY 13 AM '80  
WASLEY

BOOK 1133 PAGE 953

# MORTGAGE

THIS MORTGAGE is made this 4th day of April 1980, between the Mortgagor, Larry R. Lockey and Sandra F. Lockey (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 Twenty-Five Thousand Six Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 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 May 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, north of the Town of Travelers Rest, on the northwestern side of Center Road, shown and designated as a 1.90 acre tract on a survey for Larry R. Lockey and Sandra F. Lockey by W. R. Williams, Jr., Surveyor, dated March 18, 1980, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Center Road and running thence N. 83-57 W. 36.1 feet to an old iron pin on the western side of the right-of-way of said Road; thence N. 54-15 W. 463.1 feet to an old iron pin; thence S. 47-30 W. 328.6 feet to an axle; thence S. 83-15 E. 660 feet to an old iron pin in Center Road; thence N. 03-01 W. 25.0 feet to the point of beginning. Said tract is bounded on the north and northeast by lands now or formerly of Center; on the northwest by lands now or formerly of Johnson and on the south by lands now or formerly of McMakin and Bayne.

This is the same property conveyed to Mortgagor herein by deed of Thomas F. Center, dated April 4, 1980 to be recorded herewith.

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which has the address of Center Road Travelers Rest  
(Street) (City)  
South Carolina, 29690 (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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