

FILED
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2:02 PM '80
SPRINGERSLEY

1499-308

MORTGAGE

THIS MORTGAGE is made this 4th day of April 1980, between the Mortgagor, Margaret B. Grubbs (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 FIFTEEN THOUSAND NINE HUNDRED 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, 2000.

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, being located at the corner of Chateau Drive and Seabury Drive, and being known as Lot No. 121 on plat of Merrifield Park as shown by plat thereof recorded in the RMC Office for Greenville County in Plat Book 000, at Page 177, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Seabury Drive at the joint front corner of Lots Nos. 121 and 122 and running thence S. 1-40 W. 125 feet to an iron pin at the joint rear corner of Lots Nos. 121 and 122 and 127; thence with the joint line of Lots Nos. 121 and 127 S. 76-31 W. 132.1 feet to an iron pin on the Northeasterly side of Chateau Drive; thence with Chateau Drive N. 25-20 W. 70 feet; thence N. 7-20 W. 70 feet to a point; thence with the curve of the intersection of Chateau Drive and Seabury Drive, the chord of which is N. 46-40 E. 39.7 feet to a point on the South side of Seabury Drive; thence with Seabury Drive S. 88-20 E. 142 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Employee Transfer Corporation, an Illinois Corporation, being recorded herewith and further being the same property conveyed to Employee Transfer Corporation recorded in the RMC Office for Greenville County December 6, 1971 in Mortgage Book 1121 at Page 781 by deed of George M. Wirth and June H. Wirth.

OFFICE OF THE
RECORDER OF DEEDS
GREENVILLE COUNTY
SOUTH CAROLINA

which has the address of 2 Seabury Drive, Greenville, South Carolina (Street) (City) (State and Zip Code) (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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