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MORTGAGE

THIS MORTGAGE is made this 10th day of July, 1980, between the Mortgagor, SUNBELT PROPERTIES, INC., (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").

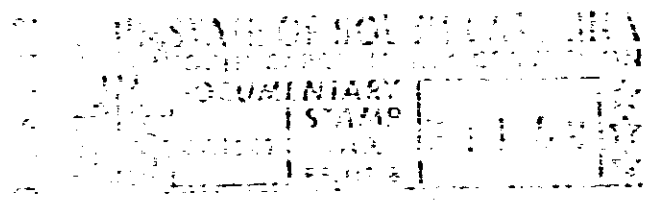
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand and Eight Hundred and 00/100 ---Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009.....;

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 County of Greenville, State of South Carolina, known as Lot 2, shown on Plat of Sunrise Terrace Subdivision, recorded in the RMC Office of Greenville County in Plat Book 4R at Page 45, and according to a more recent survey entitled Property of Sumbelt Properties, Inc. prepared by Freeland & Associates, dated July 9, 1980, and recorded in the RMC Office for Greenville County in Plat Book 8-C at Page 32, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the edge of Stevenson Road, joint front corner of Lots 1 and 2 and running thence with said road S 70-02 W 70.0 feet to an iron pin, joint front corner of Lots 2 and 3; thence with the common line of said lots N 20-00 W 156.8 feet to an iron pin; thence turning and running N 70-02 E 70.0 feet to an iron pin; thence running S 20-00 E 156.8 feet to the point and place of BEGINNING.

Being the same property conveyed to the Mortgagor herein by deed from Thomas Bezigian and Nancy Bezigian recorded of even date herewith.



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which has the address of 5 Stevenson Road, Taylors, (Street) (City) S.C. (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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