

LOVE, THOMSON, ARNOLD & THOMSON  
 FILE # 27446 MAG  
 BY Jonathan P. & Bruce  
 H. Pearson

FEB 26 1980  
 MORTGAGE

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THIS MORTGAGE is made this 21st day of July 1980, between the Mortgagor, JONATHAN P. PEARSON and GRACE H. PEARSON (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of United States, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand Two Hundred and no/100 (\$50,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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, 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 lot of land in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot 176 on the southern side of Mountivista Avenue according to a plat of Traxler Park recorded in Plat Book F, Pages 114-115, in the R, M, C, Office for Greenville County, and being further described according to said plat as follows:

BEGINNING at an iron pin on the southern side of Mountivista Avenue at the joint front corner of Lot 175 and 176 and running thence along the line of Lot 175 S, 25-23 E, 225 feet to an iron pin at the joint corner of Lots 225 and 224; thence along the line of Lot 224 N, 64-37 E, 70 feet to an iron pin at the joint corner of Lots 224 and 177; thence along the line of Lot 177 N, 25-23 W, 225 feet to an iron pin on the southern side of Mountivista Avenue; thence along Mountivista Avenue S, 64-37 W, 70 feet to the beginning corner.

DERIVATION: Deed of Phillip S. Clayton and Patricia W. Clayton recorded July 31, 1980 in Deed Book 1130 at Page 89.

which has the address of 38 Mt. Vista Avenue Greenville, S. C. 29605 (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 seized 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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