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BOOK 1510 PAGE 895

MORTGAGE

THIS MORTGAGE is made this 12th day of August, 1980 between the Mortgagor, G. Lawrence Story and Kathleen H. Story, (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 Thirteen Thousand One Hundred (\$13,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 September 1, 2005;

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 with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township as shown on plat of property of Larry Story to be recorded herewith, by James R. Freeland, dated August 7, 1980 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of Davis Road at a point 2300 feet west of the intersection of Davis Road and Grove Road and running thence, N. 83-05 W. 30 feet with center of Davis Road to a railroad spike; thence N. 20-51 E. 243.0 feet to an i.o.; thence S. 39-55 E. 179 feet to an i.o.; thence S. 61-22 W. 195 feet to the point of beginning.

This being the same property conveyed to mortgagors herein by deed of even date by Frank P. McGowan, Master, to be recorded herewith. Said property sold pursuant to foreclosure against Hattie Sweeney Brown, et al., heirs at law of George Sweeney.

Mortgagors address is Route 2, Box 49A, Pelzer, South Carolina

This conveyance is subject to any and all easements, restrictions, covenants or rights of way either of record, on the plat or on the ground.

which has the address of 14 Davis Road Greenville, South Carolina 29669 (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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