

Post Office Box 965  
Greer, S.C. 29651

FILED  
GREER, S.C. CO. S. C.  
AUG 15 11 24 AM '80  
DONNIE S. TAYLOR

# MORTGAGE

THIS MORTGAGE was made this 15th day of August, 1980, between the Mortgagor, Thomas M. DeYoung and Elinor N. DeYoung (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Four Thousand Eight Hundred and No/100 (\$64,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated August, 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 Greenville County, South Carolina, near the City of Greenville, in a Subdivision known as Cunningham Acres, and being known and designated as Lot No. 47 on plat of Cunningham Acres recorded in Plat Book BBB at Page 118 in the R.M.C. Office for Greenville County, and being more particularly described according to survey and plat by Perry B. Wilson, Jr., dated December 28, 1967, as follows:

BEGINNING at an iron pin on the Southern side of Tara Avenue, at the corner of Lot No. 46, and running thence with said Avenue N. 84-40 W. 101.1 feet to an iron pin; thence around a curve to the left, the chord of which is S. 46-13 W. 37.8 feet to an iron pin on Cunningham Road; thence with said Road S. 2-54 E. 137.8 feet to an iron pin; thence S. 84-40 E. 106.1 feet to an iron pin in line of Lot No. 46; thence with the line of said Lot N. 5-20 E. 165 feet to the beginning.

This is the identical property conveyed to the Mortgagors herein by Dallas G. Meacham by Deed recorded simultaneously herewith.

which has the address of 2 Tara Avenue, Cunningham Acres, Taylors (Street) (City)  
S.C. 29687 (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 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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