

P. O. Box 408
Greenville, S.C. 29602

BOOK 1511 PAGE 248

AUG 15 1 33 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 15th day of August,
19 80, between the Mortgagor, STEVEN F. BAKER, SUSAN M. BAKER
(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 Fifty-two thousand
seven hundred fifty Dollars, which indebtedness is evidenced by Borrower's
note dated August 15, 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, 2010

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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 Greenville County, South Carolina, being shown and designated as Lot
27 on a Plat of WINDSOR OAKS, Section 2, recorded in the RMC Office for
Greenville County in Plat Book 7-C, at Page 13, and having, according to
a more recent survey by Freeland & Associates, dated July 28, 1980, the
following metes and bounds:

BEGINNING at an iron pin on the eastern side of Buckingham Way, joint
front corner of Lots 26 and 27, and running thence with the common line
of said Lots, S 78-09-13 E, 117.14 feet to an iron pin; thence with the
rear line of Lot 27, S 3-29-00 W, 123.71 feet to an iron pin; thence
with the common line of Lots 27 and 28, N 80-33-57 W, 131.63 feet to
an iron pin on the eastern side of Buckingham Way; thence with Bucking-
ham Way, N 10-20-00 E, 128.00 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of
Bob Maxwell Builders, Inc., dated August 15, 1980, to be recorded
simultaneously herewith.

which has the address of 17 Buckingham Way, Taylors, S. C. 29687,
(Street) (City)
(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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