

FILED
GREENVILLE CO. S. C.
AUG 27 4 42 PM '80
DONNIE S. TANKERSLEY
R.M.C.

1512 PAGE 929

MORTGAGE

THIS MORTGAGE is made this twenty-seventh day of August, 1980, between the Mortgagor, RALPH HANSSON AND BUN RYTH HANSSON, (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").

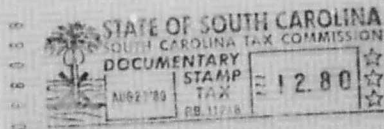
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 20, 1980;

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 on the Northern side of Pleasantdale Circle, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot. No. 13 as shown on plat entitled, "Map of Pleasantdale" dated March 1957, prepared by Dalton & Neves, R.S., and recorded in the RMC Office for Greenville County, S. C. in Plat Book GG at page 191, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Pleasantdale Circle at the joint front corner of Lots No. 13 & 14 and running thence with the line of Lot No. 14, N 006 W 191.1 feet to an iron pin at the joint rear corner of Lots No. 13 & 14; thence S 84-45 W 12 feet to an iron pin; thence N 86-56W 228.6 feet to an iron pin; thence S 25-46 W 85.3 feet to an iron pin at the joint rear corner of Lots No. 12 & 13; thence with the line of Lot No. 12, S 47-37 E 214.0 feet to an iron pin on the curve of Pleasantdale Circle at the joint front corner of Lots Nos. 12 & 13; thence with the curve of Pleasantdale Circle, N 56-29 E 30 feet to an iron pin; thence continuing with the Northern side of Pleasantdale Circle, N 89-54 E 93.8 feet to the point of BEGINNING.

This is the identical property conveyed to Ralph and Bun Ryth Hansson by deed of Annie T. Brown dated and recorded concurrently herewith.



which has the address of Route 6, Pleasantdale Circle, Greenville,
(Street) (City)
South Carolina (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.