

FILED
GREENVILLE CO. S. C.
AUG 28 3 22 AM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 26th day of August, 1980, between the Mortgagor, Duane M. Snyder and Marlene M. Snyder, (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").

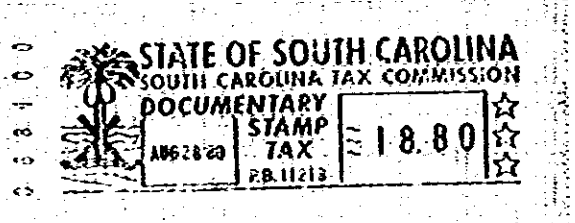
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand and No/100 (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____;

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 in the City of Greenville, County of Greenville, State of South Carolina, at the Northwest corner of Whitehall and Randall Streets, and described as follows:

BEGINNING at an iron pin at the Northwest corner of Whitehall and Randall Streets and running thence in a Northerly direction with Whitehall Street 140 feet to a pin; thence in a Westerly direction, in a line parallel with Randall Street 70 feet to a pin; thence in a Southerly direction in a line parallel with Whitehall Street 140 feet to an iron pin on Randall Street; thence with Randall Street in an Easterly direction 70 feet to the beginning point, and being known and designated as the Southern portion of Lot No. 10 of Section "A" of a plat of Stone Land Company recorded in Plat Book "A" pp. 337-345.

This is that property conveyed to Mortgagor by deed of Anna S. Bolonkin dated and filed concurrently herewith.



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which has the address of 400 Randall Street Greenville, South Carolina (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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