

GREENVILLE, S.C.  
OCT 2 2 25 PM '80  
DONNIE TANNERSLEY  
R.M.C.

Mail to:  
155 1/2 7th  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

# MORTGAGE

THIS MORTGAGE is made this 1st day of October 1980, between the Mortgagor, CHARLES RUSS PATE and TONI PLOWDEN PATE (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY TWO THOUSAND, FIVE HUNDRED AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 October 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 said State and County, in the City of Greenville, on the Eastern side of Augusta Street, being shown and designated as Lot Number Three (3), Block C, on a plat of PROPERTY OF CAGLE PARK LAND COMPANY, recorded in the RMC Office for Greenville County in Plat Book C, Page 238, excepting a small triangular parcel taken from the Northwest corner of said lot and added to Augusta Street. This property is more particularly described on a plat of property of Cecil D. Buchanan and Mildred C. Buchanan, made by Carolina Engineering & Surveying Company, dated January 11, 1966, recorded in the RMC Office for Greenville County in Plat Book LLL, at page 145, reference to said plats being made for a complete and detailed description thereof.

THIS is the identical property conveyed to the Mortgagors by deed of Laurie F. Moseley to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
OCT 23 1980  
FEE \$ 21.00

which has the address of 1209 Augusta St., Greenville, S. C. 29607 (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.

0767

4328 RV-2