

FILED  
GRF  
CO. S. C.  
OCT 6 3 22 PM '80  
DONN L. STANKERSLEY  
R.M.C.

1519 PAGE 293

## MORTGAGE

THIS MORTGAGE is made this 6th day of October, 1980, between the Mortgagor, George L. and Norma N. Sijon, (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").

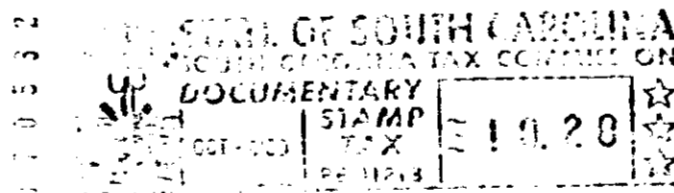
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty five thousand five hundred and 00/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1995.....;

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 of my right, title and interest in that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Donington Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot 57 on a plat entitled Kingsgate, by Piedmont Engineers and Architects, January 9, 1969, recorded in the R.M.C. Office for Greenville County in Plant Book WWV, Pages 44 and 45, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Donington Drive, joint front corner of Lots 56 and 57, and running thence along the common line of said lots N. 77-34 E. 158.4 feet to a point; thence S. 12-11 E. 125.0 feet to a point; thence along the common line of Lots 57 and 59 S. 77-33 W. 158.1 feet; thence along the eastern side of Donington Drive N. 12-30 W. 125.0 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by LaVille H. Dix by deed dated March 30, 1977 and recorded in the RMC Office of Greenville County in Deed Book 1053 at Page 713.



which has the address of 216 Donington Drive, Greenville, S. C. 29615,  
(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 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.

4328 RV-2