

FILED
OCT 30 3 38 AM '80
DONALD E. STANLEY
R.M.C.

1522 604

MORTGAGE

THIS MORTGAGE is made this 29th day of October,
1980, between the Mortgagor, Jimmy L. Stephens,
(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 Ninety-Two Thousand
and No/100 (\$92,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated October 29, 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 Novem-
ber 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 certain piece, parcel or lot of land, with all improvements
thereon or hereafter constructed thereon, situate, lying and being in
Greenville County, S.C., being known and designated as Lot No. 154 of
a subdivision known as PEBBLE CREEK, PHASE I, as shown on plat thereof
recorded in the RMC Office for Greenville County, S.C., in Plat Book
5-D, at Pages 1-5, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Roberts Road at the
joint front corner of Lots Nos. 153 and 154 and running thence along
the common line of said lots S. 82-10 W. 163.71 feet to an iron pin
at the joint rear corner of said lots; thence turning and running S.
14-29 W. 60 feet to an iron pin; thence turning and running S. 15-25
E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 154
and 155; thence turning and running along the common line of said lots
N. 81-22 E. 189.67 feet to an iron pin at the joint front corner of
said lots; thence turning and running along the western side of Roberts
Road the following courses and distances: N. 12-08 W. 53.8 feet and N.
14-45 W. 58.7 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed
of Pebblepart, Ltd., recorded May 21, 1979, in the RMC Office for
Greenville County, S.C., in Deeds Book 1102, at Page 989.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
\$ 288 80

which has the address of Lot No. 154 Roberts Road, Taylors,
(Street) (City)
S. C. 29687 (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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