

GREENVILLE
FILED
CO. S. C.

FIRST FEDERAL
PLAT BOOK 408
GREENVILLE, S. C. 29602

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DEC 3 32 PM '80
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MORTGAGE

THIS MORTGAGE is made this 2nd day of December 1980, between the Mortgagor, James C. Sullivan and Corrie H. Sullivan a/k/a Carrie H. Sullivan, (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 11,700.00 Dollars, which indebtedness is evidenced by Borrower's note dated December 2, 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 December 1, 1990;

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 piece, parcel or lot of land in the City of Greenville, State of South Carolina, known and designated as the northeastern one-half of Lot No. 8, on a plat of Carver Park made by Piedmont Engineering Service, October 1951, and recorded in the R.M.C. Office for Greenville County, in Plat Book "AA" at page 187, and having according to said plat the following courses and distances to wit: BEGINNING at the joint corner of Lots 9 and 8 on the west side of Gandy Street and running thence with the west side of Gandy Street S. 43-0 W. 30 feet to a point, the center of Lot No. 8; thence N. 47.0 W. approximately 116 feet to a point in the center of the rear line of Lot No. 8; thence N. 82.05 E. 39.2 feet to a point at the rear corner of Lot No 9; thence with the common line of Lots 8 and 9 S. 47.0 E 90 Feet to an iron pin on the west side of Gandy Street, the point of beginning

This being the same property conveyed to the mortgagor by deed of Walter Arnold and recorded in the RMC Office for Greenville County on February 2, 1966 in Deed Book 791 at Page 182

All that certain piece, parcel or lot of land in the City of Greenville, County and State aforesaid, known and designated as Lot No. 9 on plat of Carver Park made by Piedmont Engineering Service, October, 1951, and recorded in the RMC Office in plat book "AA" At page 187, and having according to said plat the following metes and bounds, to-wit; BEGINNING at an iron pin on Gandy Street, joint front corner of Lots 8 and 9, and running thence along the line of Lot No 8, N. 47 W. 90 feet to an iron pin corner of Lot No 10; thence N. 43 E., 90 feet to an iron pin on Tuskegee Avenue; thence along Tuskegee Avenue, S. 47 E. 65 feet to an iron pin; thence along the arc of a curve, the chord of which is S. 2 W, 35.3 feet to an iron pin on Gandy Street; thence along Gandy Street, S. 43 W., 65 Feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of James Sullivan and Carrie M. Sullivan and recorded in RMC Office for Greenville County on October 9, 1954 in Deed Book 510 at Page 09

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
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which has the address of 50 Tuskegee Street Greenville, S.C., 29607
(Street) (City)
(State and Zip Code) (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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