

After recordation: Return Mortgage to Robert A. Clay, Attorney

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JAN 21 1 56 PM '81
GREENVILLE CO. S. C.
MORTGAGE

BOOK 1530 PAGE 608

THIS MORTGAGE is made this 19th day of January 1981, between the Mortgagor, Alton Babb (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 19, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001

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, piece, or parcel of land, lying, being and situate in the County of Greenville and State of South Carolina, in Dunklin Township, containing Two and 38/100 (2.38) acres, more or less, being bounded on the Northwest by lands now or formerly of Mrs. Janette P. Cothran, on the Northeast by lands of G. E. Taylor, on the Southeast by lands of Mrs. C. H. Traynham, and on the Southwest by U. S. Highway No. 76, and by U.S. Highway No. 25, having the following courses and distances according to plat of survey of T. J. Leslie, Registered Surveyor, F. E. Ragsdale, Assistant, dated the 9th of November, 1955, to-wit:

COMMENCING at the Southwestern corner, nail in cap on edge of pavement and notch on pavement on U.S. Highway 25, and running thence with the Cothran line North 45 degrees East 520.3 ft. to iron XO, thence with the Taylor line South 38 degrees 5 minutes East 196 ft. to iron XO, thence with the Mrs. C. H. Traynham line, South 41 degrees 15 minutes West 418.6 ft. to iron pin on line, thence same bearing 27.7 feet to nail in cap on edge of pavement, U.S. Highway No. 76, thence North 57 degrees 35 minutes West 237.4 feet to nail in cap the point of beginning.

The above property being conveyed unto W. Alton Babb by deed from Irene Traynham Harris, recorded in Deed Book 539 at page 395, recorded the 23rd day of November, 1955, in the R.M.C. Office for Greenville County, S. C.

ALSO: ALL that piece, parcel or lot of land in Dunklin Township, Greenville County State of South Carolina, formerly School District No. 1 (now District No. 25), and having the following metes and bounds to-wit:

BEGINNING at an iron pin in the line of property of P. J. Johnson, which pin is 27.5 feet from the Northeastern hard surface on Highway No. 76, and running thence N. 41-15 E. 418.6 feet to an iron pin; thence S. 38-15 E. 142.5 feet to an iron pin in the line of the Taylor property; thence with the Taylor line, S. 52-00 E., 379.5 feet to an iron pin; thence S. 39-52 W., 10 feet to an iron pin; thence N. 56-45 W., 75 feet to the beginning iron pin, and containing one (1) acres, more or less. Said lot being bounded on the Northwest by lands now, or formerly owned by P. J. Johnson; and on the Northeast by lands now, or formerly owned by Irene Traynham; and on the Southeast by lands of G. E. Taylor; and on the Southwest by the Right-of-Way of U.S. Highway No. 76. (continued on last page)
which has the address of (Highway 25, Princeton, South Carolina) (City)

(herein "Property Address");
BORROWER MAILING ADDRESS: Rt. 3, Honea Path, South Carolina

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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