

301 College Street
Greenville, SC 29602

1533 868

MORTGAGE

FILED
GREENVILLE, S. C.

THIS MORTGAGE is made this 13th 1981 23rd day of March,
1981, between the Mortgagor, William S. Linton and Phyllis H. Linton
(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 Fifty-nine Thousand,
Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's
note dated March 23, 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
April 1, 2009;

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 situate, lying and being in the State
of South Carolina, County of Greenville, being known and designated as Lot 188 of
Devenger Place, Section 10, as shown on plat thereof recorded in the RMC Office for
Greenville County in Plat Book 7C at Page 6, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on Leeward Terrace and turning and running thence N. 19-40
W. 47.7 feet to an iron pin; thence N. 33-01 E. 121.5 feet to an iron pin; thence
turning and running along the rear line of Lot 188, S. 85-42 E. 76.0 feet to an iron
pin; thence turning and running along the common line of Lots 187 and 188, S. 04-
18 W. 150.0 feet to an iron pin; thence turning and running along Leeward Terrace,
N. 85-42 W. 115.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of John A.
Bolen, Inc., of even date, to be recorded herewith.

which has the address of 110 Leeward Terrace, Greer, South Carolina 29651
(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.

SCTO --- 1 MAR 23 81 593 4.0001

67
61
80
0.

4328 RV-2