

First Federal of South Carolina
301 College Street
Greenville, SC 29601

FILED
GREENVILLE CO. S.C.

1632 230

MAR 15 12 55 PM '84
MORTGAGE
DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 8th day of March, 1984, between the Mortgagor, Edna Diane Looney, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Five Thousand Nine Hundred eighty Dollars & 40/100 (5,980.40) Dollars, which indebtedness is evidenced by Borrower's note dated March 8th, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1989.....;

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 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 on the southern side of Seventh Street in Section No. 4 of Judson Mill Village, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 30 as shown on plat of Section No. 4 of Judson Mill Village made by Dalton & Reves, Engineers, January, 1941, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book Kat Pages 75 and 76, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Seventh Street, joint front corner of Lots 29 and 30, and running thence with the line of Lot No. 29 S. 1-42 E. 118.9 feet to an iron pin; thence with the rear line of Lot No. 7 N. 89-05 E. 78 feet to an iron pin; thence with the line of Lot No. 31 N. 1-42 W. 118.8 feet to an iron pin on the southern side of Seventh Street; thence with the southern side of Seventh Street S. 88-10 W. 78 feet to the beginning corner.

THIS property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the subject property.

This is the identical property conveyed to the grantor by deed of Larry G. Shaw and Larry G. Shaw Builder, Inc. recorded in Deed Vol. 1186 at Page 486 and recorded April 15, 1983 in the R.M.C. Office of Greenville County, Greenville, South Carolina.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
02.40
MAY 15 1984

which has the address of #20 7th. Street Greenville
(Street) (City)

South Carolina 29611 (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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