

FILED
GREENVILLE CO. S. C.
MAY 1 4 05 PM '80
DUNN BANKERSLEY
R.H.C.

BOOK 78 1820

1592 1117

MORTGAGE

THIS MORTGAGE is made this 30th day of April, 1980 between the Mortgagor, Charles W. Phelps and Rebecca B. Phelps

(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-Two Thousand Seven Hundred Eighty-Two & 17/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 May 1, 2009.....;

This being the same property conveyed to the Mortgagors herein by Deed of Fred W. Noblitt, James B. Snoddy and Dan M. Salle, a partnership, of even date, to be recorded herewith in the RMC Office for Greenville County, S.C.

Mortgagee's address: 301 College Street, Greenville, S. C. 29601

First Federal Savings and Loan Association
of Greenville, S. C. 301 College Street, Greenville, S. C. 29601

1-15-16
Dec 13, 1982 LONG, BLACK & GASTON 11332
which has the address of 1008 Business Trail Simpsonville

S. C. 29681 (herein "Property Address");
*Small
Arms & Ammunition*

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.

SOUTH CAROLINA — 1st & Family — 6-28-59NA/FLMBC UNIFORM INSTRUMENT (with amendments adding Part 20)

FILED
CO. S. C.
MAY 1 1980 10 12
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FILED
MAY 17 2 13 PM '82
DUNN BANKERSLEY
R.H.C.

4328-4V-3