

FILED
GREENVILLE CO. S. C.
MAY 4 11 44 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 30th day of April, 1979, between the Mortgagor, James Edwin Bennett and Annie B. Bennett, (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").

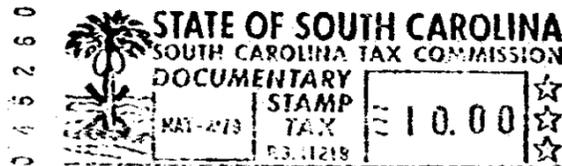
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1999.....;

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, Chick Springs Township, on the south-east side of the Greer-Brushy Creek Road (sometimes referred to as the Upper Brushy Creek Road), being known and designated as Lot No. 3 on the plat of the property of Alvin Jones made by H.S. Brockman, Surveyor, November 2, 1954, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of the Greer-Brushy Creek Road and corner of property now or formerly of J.I. Hightower, and running thence along the line of Lot 2, S. 31-14 E. 244 feet to an iron pin; thence along the line of property of Alvin H. Jones, S. 65-13 W. 169 feet to an iron pin; thence with the line of Lot 4, N. 31-24 W. 211.4 feet to an iron pin on the southeast side of the Greer-Brushy Creek Road; thence along said road, N. 58-21 E. 68 feet to an iron pin; thence continuing along the southeast side of the Greer-Brushy Creek Road, N. 50-50 E. 100 feet to the beginning corner.

This being the identical property conveyed unto the Mortgagor herein by deed of Morris F. Smith, dated January 13, 1955 and recorded January 20, 1955, in the R.M.C Office for Greenville County in Mortgage Book 516, at Page 466.



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which has the address of Route 4, Brushy Creek Road, Taylors,
(Street) (City)
South Carolina 29687 (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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