

Mortgagee's Address:
P. O. Drawer 408
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERS MORTGAGE
R.M.C.

THIS MORTGAGE is made this Fifteenth day of May, 1979, between the Mortgagor, Donald Allen Simmons and Leslie Rasberry Simmons, (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 Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 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 January 1, 2010.....;

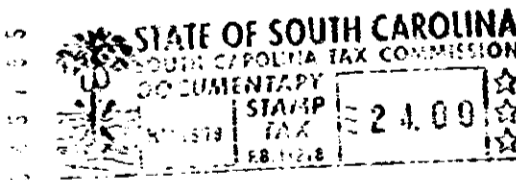
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 98, on Plat entitled "Revision of Drexel Terrace, Addition No. 1", dated April 9, 1979, prepared by C. O. Riddle, Reg. L. A. 1347, recorded in the Register of Mesne Conveyance Office for Greenville County in Plat Book 7-D, at Page 52, and being more particularly described with reference to said plat as follows:

BEGINNING at an iron pin on the northwesterly side of Rosebriar Lane, at the joint front corners of Lots No. 21 and 98 and running along the joint line of said lots N 68-30 W 160 feet to an iron pin; thence N 68-30 W 18.8 feet to an iron pin on a branch; thence along the branch as a line S 26-31-40 W 187.29 feet to an iron pin; thence along the joint lines of Lots No. 98 and 99, S 64-25 E, 181.45 feet to an iron pin on the northwesterly side of Rosebriar Lane; thence along the northwesterly edge of Rosebriar Lane N 25-35 E, 200 feet to the point of beginning.

THIS being the same property conveyed unto the mortgagors by deed of Drexel, Inc. recorded in the RMC Office for Greenville County in Deeds Book 1100, at Page 711 on April 18, 1979.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.



which has the address of 10 Rosebriar Lane, 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 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.

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