

NOV 2 2 52 PM '79

GONNIE E. TANNERSLEY  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 25th day of October, 1979, between the Mortgagor, HENRY R. GREENE and LINDA J. GREENE, (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 THIRTY FOUR THOUSAND, FIVE HUNDRED SEVENTY & 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2007.....;

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, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being shown as Lot 45 on a plat of HILLSBOROUGH, Section 2, prepared by Jones Engineering Service, dated November, 1970, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-F at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Shadecrest Drive, joint front corner of Lots 44 and 45; thence N. 4-33 W. 129.9 feet to an iron pin; thence N. 73-19 E. 80 feet to an iron pin, joint rear corner of Lots 45 and 46; thence along the common line of Lots 45 and 46, S. 17-16 E. 140 feet to an iron pin on Shadecrest Drive; thence along Shadecrest Drive, S. 72-44 W. 35 feet; thence S. 82-45 W. 78.3 feet to an iron pin, point of beginning.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being shown as a portion of Lot 46 on plat of HILLSBOROUGH, Section 2, prepared by Carolina Surveying Co., dated August 20, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 45 and 46, on the northern side of Shadecrest Drive; thence a new line through Lot 46, N. 13-35 W. 140.2 feet to an iron pin on rear line of Lot 46; thence along rear line of said lot, S. 73-19 W. 9 feet to an iron pin at the old joint rear corner of Lots 45 and 46; thence along the old common line of said lots, S. 17-16 E. 140 feet to an iron pin, point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John J. Javier and Joan W. Javier, dated October 24, 1979, and recorded simultaneously herewith.

which has the address of 215 Shadecrest Drive, Mauldin, South Carolina 29662

(herein "Property Address");

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 — 1979 REVISED F.S.M.A. (FORM) UNIFORM INSTRUMENT with amendments to the F.S.M.A.

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