

Nov 30 3 12 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1979, between the Mortgagor, Richard C. Detjen and Carol A. Detjen, (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").

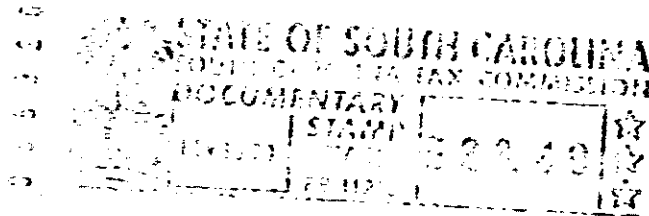
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Eight Thousand Four Hundred Sixty-Five and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2006;

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, lying and being in the County of Greenville, State of South Carolina and lying on the east side of Quail Hill Drive being shown and designated as Lot 15 on a plat of Quail Hill Estates with said plat being made by Campbell & Clarkson, Engineers, being dated June 25, 1969, and being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book TTT, at Page 201, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of the right-of-way of Quail Hill Drive and running thence, S. 66-56 E. 221.15 feet to an iron pin; thence turning and running, N. 39-16 E. 229 feet to an iron pin; thence turning and running N. 79-29 W. 282.65 feet to an iron pin; thence turning and running along the edge of the right-of-way of Quail Hill Drive, S. 25-36 W. 150 feet to the point of beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Eugene L. Holland and Joanne E. Holland of even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.



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which has the address of 30 Quail Hill Drive Greenville,
(Street) (City)
South Carolina 29607 (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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