

REC'D S.C.
JUN 20 3 51 PM '80
SHERLEY

MORTGAGE

THIS MORTGAGE is made this --20th-- day of JUNE, 1980, between the Mortgagor, JAMES WALTER SLATON, JR., (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 FORTY-TWO THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 20, 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 JULY 1, 1980.....;

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, shown and designated as Lots 24 and 25 on plat of "Property of James W. Slaton, Jr." dated June 18, 1980, prepared by Freeland & Associates, recorded in Plat Book 8 at page 83, known as Lots 24 and 25, Dahlglen Avenue, Henderson Forest Subdivision, 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 26 and 25 on Dahlglen Avenue and running thence S. 10-04 E., 158.9 feet to an iron pin; thence turning and running across the rear lines of lots 25 and 24 as follows: S. 81-07 W., 115.0 feet to an iron pin; thence S. 80-53 W., 235.6 feet to an iron pin; thence turning and running N. 10-25 E., 155.3 feet to an iron pin; thence turning and running with the common line of lots 24 and 23, N. 63-30 E., 213.2 feet to an iron pin on Dahlglen Avenue; thence with said Dahlglen Avenue as follows: S. 51-06 E., 51.3 feet to an iron pin; thence S. 82-27 E., 50.3 feet to an iron pin; thence still with said Dahlglen Avenue, N. 76-13 E., 10.1 feet to an iron pin, being the point of beginning.

Lot 24 is the identical property conveyed to the mortgagor by deed of Lindsey Builders, Inc., recorded in mortgage book 954 at page 349 in the RMC Office for Greenville County on September 7, 1972 and Lot 25 is the identical property conveyed to the mortgagor by deed of Wilbert Burial Vault Co., to be recorded of even date herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
MORTGAGE BOOK 1505 PAGE 970
JUN 20 1980

which has the address of 21 Dahlglen Avenue, Greenville, S.C. 29607,
(Street) (City)
(State and Zip Code) (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 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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