GREF WILLE CO. S. C.
HOY 7 | 20 PH '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1487 PAGE 500

MORTGAGE

BOOK 81 NOT543

November 7th day of (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"). RAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and Dollars, which indebtedness is evidenced by Borrower's For Lot-No. 157, S. 7-20 E., 57.0 feet to an iron pin; thence turning and Orunning along the common line of Lots 147 and 146, S. 75-44 W., 171.58 Efect to an iron pin on Hoppin John Lane, the point of beginning. This is the same property conveyed to the Mortgagors herein by deed of Furman Cooper Builders, Inc. recorded in the R.M.C. Office for Greenville Ocunty, South Carolina, simultaneously herewith. Irvin Henry Philpot, Jr. 4659PAID_SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C. Same As, First Federal Savings and Loan Association of S. C. 5 Hoppin John Lane, Pebblecreek S/D Taylors which has the address of 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.

SOUTH CAROLINA - 1 to 4 Farry - 475 - FINAL FRIENC UNIFORM INSTRUMENT (with a presidence adding Face, 20)

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