

FILED
GREENVILLE CO. S. C.

BOOK 1445 PAGE 772

SEP 20 3 16 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of September, 1978, between the Mortgagor, Sharbel F. Mattar, (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-NINE THOUSAND AND NO/100 (\$39,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008.....;

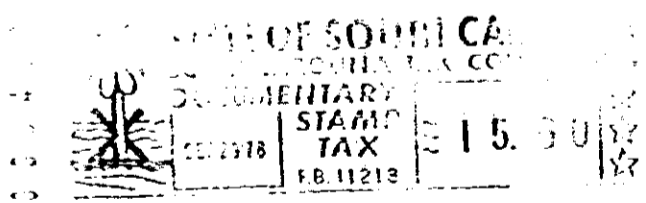
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with buildings and improvements thereon, situate, lying and being on the Southern side of Libby Lane in the Town of Mauldin, Greenville County, South Carolina, shown and designated as Lot No. 112 on a Plat of Hillsborough, Section 2, made by Jones Engineering Services, dated November 1970, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4F, Page 51, reference to which is hereby craved for the metes and bounds thereof.

ALSO, ALL that piece, parcel or triangular strip of land on the Southern side of Libby Lane, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as a portion of Lot No. 113 on a Plat of Hillsborough, Section 2, made by Jones Engineering Services, dated November 25, 1970, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4F, Page 51, and having according to a recent survey made by Carolina Surveying Company, dated November 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Libby Lane at the joint front corners of Lots Nos. 112 and 113, and running thence a new line through Lot No. 113, S. 27-36 E., 153.1 feet to an iron pin; thence continuing along the line of Lot No. 113, S. 70-51 W., 27 feet to an iron pin at the joint rear corners of Lots Nos. 112 and 113; thence along the common line of said Lots, N. 17-27 W., 151.5 feet to an iron pin, the beginning corner.

This being the same property conveyed to the Mortgagor herein by Deed of Deryl S. Prevatte dated September 29, 1978 and recorded in Deed Book 1089 at Page 879 in the RMC Office for Greenville County.



which has the address of 110 Libby Lane 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.

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