

Mortgagee's address
301 College Street
Greenville, S. C.

BOOK 1449 PAGE 291

FILED
GREENVILLE CO. S.C.

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MORTGAGE

THIS MORTGAGE is made this 1st day of November, 1978 between the Mortgagor, LARRY ROBINSON AND ELIZABETH C. ROBINSON, (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").

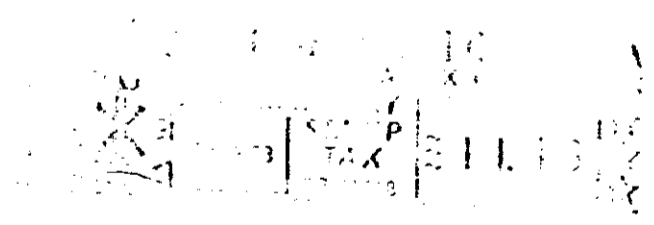
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand Eight Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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, lying and being on the Northern side of Host and Miller Place near the city of Greenville, County of Greenville, State of South Carolina being known and designated as Lot No. 15 as shown on a Plat of Canterbury Subdivision Section I, prepared by Heaner Engineering Co., Inc., dated March 22, 1972, and recorded in the R.M.C. office for Greenville County in Plat Book 4-N, page 69, and having according to said Plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northern side of Host and Miller Place at the joint front corner of lots 14 and 15 and running thence with the line of lot No. 14 N. 04-52-00 W. 123.28 feet to an iron pin in the line of lot No 11; thence with the line of lot No 11 S. 85-08-00 W. 13.98 feet to an iron pin; thence continuing with the line of lot No. 11 and with the line of an unnumbered lot N. 81-37-00 W. 144.93 feet to an iron pin at the joint rear corner of Lots. Nos 15 and 16; thence with the line of lot 16 S. 39-43-06 E. 199.74 feet to an iron pin on the northern side of Host and Miller Place; thence with the curve of the northern side of Host and Miller Place N. 74-50-51 E. 41.57 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of William T. Smith and Kathleen M. Smith recorded in the R.M.C. Office for Greenville County on November 1978, in Deed Book 1091, Page 302



which has the address of 104 Host and Miller Place Piedmont,
(Street) (City)
South Carolina (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 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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