

115 E. Campbell Road, Greenville, S. C.  
GREENVILLE CO. S. C.

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MAR 5 12 33 PM '79

# MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 5th day of MARCH, 1979, between the Mortgagor, MADGELYN MARTENS DRAKE (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street, Columbia, South Carolina (herein "Lender").

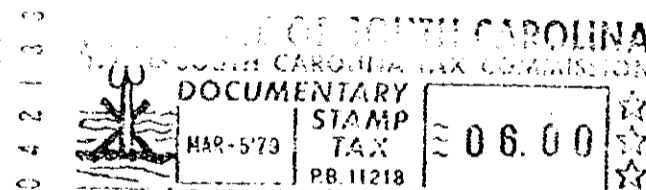
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 1, 1994.

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 in Greenville Township, Greenville County, State of South Carolina lying just outside the corporate limits of the City of Greenville, known and designated as a part of lot No. 2, according to plat of W. E. Rasor property, made by Engineer W. J. Riddle, November 13, 1936, recorded in Plat Book I, Page 40, and having the following metes and bounds:

BEGINNING at an iron pin on the East side of McDaniel Avenue, just outside the corporate limits of the City of Greenville, which point is 75 feet from Lanneau Drive, and running thence South 68.16 East 150.2 feet to an iron pin; thence South 16-39 West 73.8 feet to iron pin; thence North 68-16 West 140.5 feet to iron pin on McDaniel Avenue; thence with McDaniel Avenue North 9-21 E. 75 feet to the point of beginning.

Derivation: Deed Book 257, Page 12 - Margaret V. Rasor -10/1/43



which has the address of 617 McDaniel Avenue, Greenville, S. C. 29601 (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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