

FILED
GREENVILLE CO. S. C.

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MAR 15 12 06 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of March, 1979, between the Mortgagor, Thomas B. Eison, (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 Two Thousand, Four Hundred & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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, 1999.....;

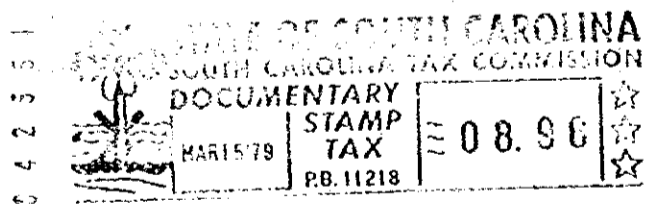
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those pieces, parcels or lots of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Wilshire Drive, in the City and County of Greenville, South Carolina, being shown and designated as Lots Nos. 38, 39 and the southern portion of Lot No. 40 on a plat of Section E of Stone Estates made by C. M. Furman, Surveyor, dated October 1931, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book G at page 292, and having, according to a more recent plat made by Freeland & Associates dated March 19, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Wilshire Drive at the corner of Lot 37, Section E, said iron pin being located approximately 325 feet north from the intersection of Wilshire Drive and Reid Street; and running thence along the common lines of Lots 37 and 38, N. 78-38 W., 160 feet to an iron pin; thence N. 11-22 E., 65 feet to an iron pin in the rear line of Lot 40; thence a line through Lot 40, S. 78-38 E., 160 feet to an iron pin on Wilshire Drive; thence along the western side of Wilshire Drive, S. 11-22 W., 65 feet to the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of John Hugh Smith, to be recorded herewith.

Wilshire Drive was formerly known as Brookwood Drive.



which has the address of 22 Wilshire Drive, Greenville, South Carolina, (Street) (City)
29609 (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.

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