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DONNE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of April, 1979, between the Mortgagor, Philippe C. Latortue and H. Joyce Latortue, (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 Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 May 1, 1999.....;

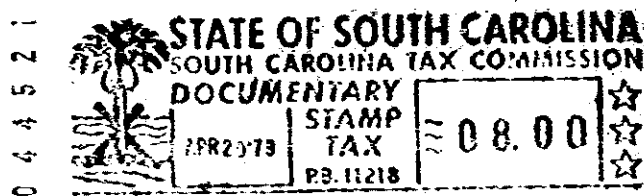
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northeastern side of Pinckney Street and being known and designated as part of Lot No. 23 on Plat of Property of W. P. McBee Estate recorded in the RMC Office for Greenville County in Plat Book A at Page 83 and being shown on a more recent plat entitled "Property of Philippe C. Latortue and H. Joyce Latortue", prepared by Carolina Surveying Company, dated April 12, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-D at Page 81, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pinckney Street, said iron pin being approximately 108.75 feet from the intersection of Pinckney Street and Lloyd Street; running thence N.50-30 E. 178 feet to an iron pin; running thence S.33-30 E. 45 feet to an iron pin; running thence S.46-00 W. 161 feet to an iron pin on the northeastern side of Pinckney Street; running thence with the northeastern side of Pinckney Street, N.50-30 W. 58 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Secretary of Housing and Urban Development of Washington, D. C., recorded in the RMC Office for Greenville County on April 20, 1979.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.



which has the address of 34 Pinckney Street Greenville, South Carolina (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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