

MORTGAGEE ADD: P. O. Drawer 408  
Greenville, S. C. 29602

FILED  
GREENVILLE CO. S. C.

MAY 10 12 25 PM '79

DONKIE S. TANKERSLEY  
R.H.C.

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# MORTGAGE

THIS MORTGAGE is made this tenth (10th) day of May, 1979, between the Mortgagor, Edward C. Davis and Susan O. Davis, (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 Forty-three Thousand Seven Hundred and No/100 (\$43,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 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 June 1, 2009;

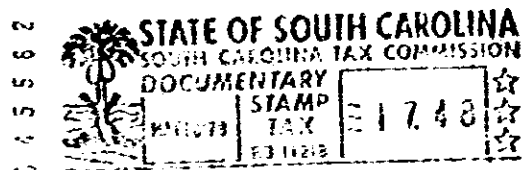
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the State of South Carolina, County of Greenville, near the town of Mauldin, shown as Lot #54, Section II, "Sunset Heights", on a plat of the same recorded in Plat Book RR, at Page 85 in the REC Office for Greenville County, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of White Drive, said iron pin being the joint front corner of Lots #54 and #55 and running thence with White Drive N 73-44 E, 135 ft. to an iron pin at the intersection of White Drive with Vesper Circle; thence with the curve of the intersection, the arc of which is N 28-44 E, 35.3 ft. to an iron pin on the Western edge of Vesper Circle; thence with Vesper Circle, N 16-16 W, 125 ft. to an iron pin; thence S 73-44 W, 160 ft. to an iron pin; thence S 16-16 E, 150 ft. to an iron pin at the point of beginning.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

THIS being the same property conveyed unto the mortgagors by deed of Norwood D. Bishop and Dianne E. Bishop to be executed and recorded of even date herewith.



which has the address of 101 Vesper Circle, Mauldin, South Carolina, (City)  
29662 (State and Zip Code) (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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