

# MORTGAGE

THIS MORTGAGE is made this 29 day of May, 1979, between the Mortgagor, M. Stacy Lanier and Patricia E. Lanier, (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").

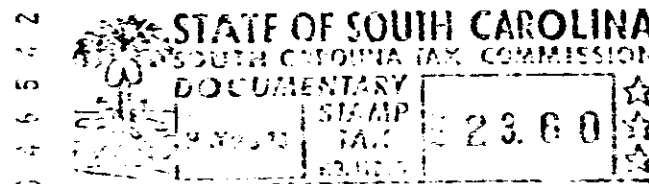
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY NINE THOUSAND AND NO/100 (\$59,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot no. 71 of Forrester Woods Sec. 7 as shown on plat recorded in the RMC Office for Greenville County in Plat Book 5-P at Pages 21 & 22 and also shown on plat of Property of M. Stacy Lanier and Patricia E. Lanier prepared by Carolina Surveying Company, dated May 21, 1979 and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Pigeon Point at the joint front corner of Lots 71 and 72 and running thence with Pigeon Point, N. 14-31 E., 100 feet to an iron pin at the joint front corner of Lots 70 and 71; thence with the joint line of said lots, S. 72-25 E., 147.4 feet to an iron pin on the western edge of Miller Road; thence with Miller Road, S. 13-26 W., 100 feet to an iron pin at the joint corner of Lots 71 and 72; thence with the joint line of said Lots, N. 72-22 W., 149.3 feet to an iron pin being the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Danco, Inc. recorded May 29, 1979.



which has the address of Lot 71 Pigeon Point Greenville, (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 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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