

GREENVILLE CO. S. C.  
JUN 4 9 51 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

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# MORTGAGE

THIS MORTGAGE is made this 1st day of June, 1979, between the Mortgagor, MARTIN J. MAGLIONE AND JO ANNE MAGLIONE, (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-four Thousand Two Hundred Nine and 63/100 (\$54,209.63) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 August 1, 2007.....;

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 situate, lying and being at the Southeastern corner of the intersection of Briar Creek Road and Silver Creek Road, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 107 as shown on "Revised Plat of Map No. 3, Section I, Sugar Creek", dated August 8, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H at page 3, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Briar Creek Road at the joint front corner of lots Nos. 107 and 350, and running thence with the line of Lot No. 350 S. 74-45-20 E. 188.48 feet to an iron pin; thence with the line of Lot No. 108 N. 38-48-46 E. 140 feet to an iron pin on the Southern side of Silver Creek Road; thence with the curve of the Southern side of Silver Creek Road, the chord of which is N. 76-00-00 W. 241.44 feet to an iron pin at the Southeastern corner of the intersection of Briar Creek Road and Silver Creek Road; thence with said intersection S. 38-23-20 W. 39.14 feet to an iron pin on the Eastern side of Briar Creek Road; thence with the curve of the Eastern side of Briar Creek Road, the chord of which is S. 7-12-06 W. 87.95 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Marion B. Uldrick, et al., dated June 1, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1103 at page 925, on June 4, 1979.

which has the address of 201 Briar Creek Road Greer, South Carolina 29651 (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.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
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JUN 11 1979

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