

FILED  
GREENVILLE CO. S. C.  
JUL 23 17 PM '79  
DONNIE STANKERSLEY  
R.M.C.

1472-102

# MORTGAGE

THIS MORTGAGE is made this 2nd day of July, 1979, between the Mortgagor, John Kenneth Black and William Leighton Brown, (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").

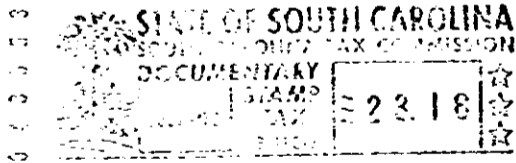
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Seven Thousand Nine Hundred and No/100 (\$57,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 situate, lying and being on the northern side of Rosebud Lane in the County of Greenville, State of South Carolina, being shown and designated as Lot 138 on a plat entitled "Section 5, Devenger Place" prepared by Dalton & Neves Co., dated February, 1978, and recorded in the R.M.C. Office for Greenville County in Plat Book 6-H, at Page 73 and having according to said plat and a more recent plat entitled "Property of Bob Maxwell Builders" prepared by Freeland & Associates, dated December 12, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rosebud Lane at the joint front corner of Lot Nos. 138 and 139, and running thence along the common line of said lots, N. 09-08 W. 130 feet to an iron pin at the joint rear corner of said lots; thence turning and running along property now or formerly of Kennedy, N. 80-52 E. 95 feet to an iron pin at the joint rear corner of Lot Nos. 137 and 138; thence turning and running along the common line of said lots, S. 09-08 E. 130 feet to an iron pin at the joint front corner of said lots; thence turning and running along the northern side of Rosebud Lane, S. 80-52 W. 95 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from Bob Maxwell Builders, Inc., of even date to be recorded herewith.



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which has the address of Lot No. 138, Rosebud Lane, Devenger Place, Greer, (Street) (City)  
South Carolina 29651 (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 seized 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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