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GREENVILLE CO. S. C.  
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CONNOR STANERSLEY  
REC

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# MORTGAGE

THIS MORTGAGE is made this 5th day of July, 1979, between the Mortgagor, Hennon H. Styles and Judith W. Styles, (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 THIRTY NINE THOUSAND and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 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 March 1, 2010;

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 in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 2 on a plat of SHILOH ESTATES, Section 2, prepared by T. H. Walker, dated March 10, 1973, and being further shown on a more recent plat by Freeland & Associates, dated July 3, 1979, entitled "Property of Hennon H. Styles and Judith W. Styles," recorded in Greenville County Plat Book 7-J at Page 5, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Shiloh Lane, at the joint front corner with Lot 3, and running thence with the joint line with Lot 3, S. 79-50 E. 175 feet to a point; thence S. 10-10 W. 214.3 feet to a point at the joint rear corner with Lot 1; thence with the joint line with Lot No. 1, N. 79-50 W. 175 feet to an iron pin, said iron pin being N. 10-10 E. 192.65 feet from the northeastern intersection of Shiloh Lane with McCall Road; thence with the eastern edge of Shiloh Lane, N. 10-10 E. 214.3 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of A. J. Prince Builders, Inc., dated July 5, 1979, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 15.00

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which has the address of Lot No. 2, Shiloh Lane, Mauldin, S. C. 29662, (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, cants, 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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