

FILED
JUL 24 1 47 PM '79
DONNIE S. TANKERSLEY
R.M.C.

v.l 1474 482

MORTGAGE

K O O N I N G C A F E
S U C A

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THIS MORTGAGE is made this 23rd day of July, 1979, between the Mortgagor, Caren Salter, (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 Twenty-two Thousand, Eight Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 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, 2009.....;

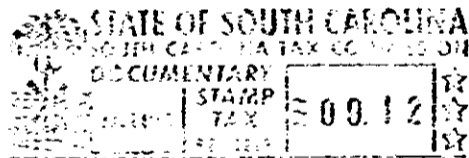
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, City of Greenville, being known as Lot 11 on Plat of Essex Court, recorded in the RMC Office for Greenville County in Plat Book W, Page 31 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Essex Court at the corner of Lot 10 and running thence S 86-15 W 110.8 feet to an iron pin; thence N 01-50 W 66.04 feet to an iron pin; thence N 86-15 E 108.6 feet to an iron pin on the western side of Essex Court; thence with said Court, S 03-45 E 66 feet to the point of beginning.

DERIVATION: This is the same property conveyed to Mortgagor by deed of Clarence R. Brown and Fannie L. Brown as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1107, Page 597 on July 24, 1979.

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which has the address of 21 Essex Court Greenville, South Carolina 29609 (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 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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