

JUL 30 1 42 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 30th day of July, 1979, between the Mortgagor, James R. King and Brenda G. King

, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

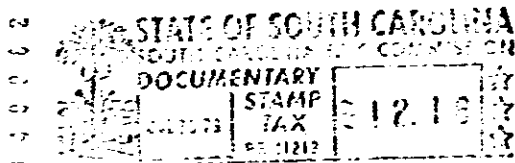
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Four Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2004

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 Greenville County, South Carolina, being known and designated as Lot No. 143 on a plat of Section 4, Piedmont Manufacturing Company which plat is recorded in the RMC Office for Greenville County in Plat Book Y at Page 89, and having according to a more recent plat of the property of James R. and Brenda G. King prepared by R. B. Bruce, Surveyor, RLS#1952 and recorded in the RMC Office for Greenville County in Plat Book 7-K, at Page 11, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Bessie Road and U.S. Highway 20 (U.S. Hwy. 29) and running thence with the southerly side of Bessie Road N. 83-58 E., 136 feet to an iron pin; thence S. 11-24 E., 154.4 feet to an iron pin; thence S. 80-05 W., 135.8 feet to an iron pin on the easterly side of U. S. Highway 20 (U.S. Hwy. 29) and running thence with the easterly side of said highway N. 11-25 E., 163.4 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Robert Ayers, Jerry L. Ayers, Joe Ayers and Laurel Jean A. Nelson of even date herewith.



which has the address of Highway 20 Piedmont  
[Street] [City]  
S. C. 29673 (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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