

301 College Street
Greenville, South Carolina 29601

FILED
S. C.
AUG 13 1979
GREENVILLE
SHERSLEY

VOL 1475 PAGE 410

MORTGAGE

THIS MORTGAGE is made this 9th day of August, 1979, between the Mortgagor, Thomas L. Henderson, (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-three thousand forty and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 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, 2005...

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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on Meredith Lane, being shown and designated as Lot No. 50, on plat of Henderson Forest, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R, at Page 41 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Meredith Lane, joint front corner of Lots Nos. 49 and 50, and running thence with said lots, S. 83-46 E. 120.8 feet to and iron pin; thence with the rear line of Lot No. 50, S. 5-22 W. 85 feet to an iron pin at the joint rear corner of Lots Nos. 50 and 51; running thence with the joint lines of said lots, N. 83-46 W. 122.1 feet to an iron pin on the easterly side of Meredith Lane; thence with the easterly side of Meredith Lane, N. 6-14 E. 85 feet to the point of BEGINNING.

This is the identical property conveyed to the Mortgagor herein by deed of Gatewood Builders, Inc., recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
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which has the address of Meredith Lane Greenville
(Street) (City)
South Carolina (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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