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MORTGAGE
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THIS MORTGAGE is made this 17th day of August, 1979, between the Mortgagor, Roger M. Scovil, Mary Earle Scovil, Robert L. Bradley and Nancy C. Bradley, (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 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 September 1, 1999;

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 the buildings and improvements thereon, situate, lying and being in the State of South Carolina, Greenville County, City of Greenville and lying on the northwest side of Keowee Avenue, being known and designated as Lot No. 43 on a plat of Cherokee Park, made by Brodie and Bedell, Engineers, dated July 1913, and having, according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the northwest side of Keowee Avenue at the joint front corner of Lots 42 and 43 and running thence along the line of Lot No. 42 N 62-32 W 174 feet to an iron pin on the southeast side of a 15 foot alley; thence along the southeast side of said alley S 27-28 W 60 feet to an iron pin at the joint rear corner of Lots 43 and 44; thence along the line of Lot 43 S 62-32 E 173 feet and 8 inches to an iron pin on the northwest side of Keowee Avenue; thence along the northwest side of Keowee Avenue N 28-09 E 60 feet to the beginning corner.

This is the same property heretofore conveyed to the Mortgagors herein by Gerald S. Jackson and Katherine C. Jackson by deed dated August 17, 1979 and recorded August 1979 in the RMC Office for Greenville County in Deed Book 1109 at Page 621.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
BY JOURNAL

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which has the address of 10 Keowee Avenue, Greenville, S. C.
(Street) (City)
(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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