

FILED
S. C.

1419-322

29 PM '79

MORTGAGE

DONALD W. WILSON
SHERSLEY

THIS MORTGAGE is made this 27th day of August, 1979, between the Mortgagor, ULYSSES M. GREENE, JR., (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 EIGHT THOUSAND, EIGHT HUNDRED & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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, 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 piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, on the southwestern side of Great Glen Court, and being known and designated as the greater portion of Lot 61 on plat of DEL NORTE ESTATES, recorded in the RMC Office for Greenville County in Plat Book WW at Pages 32 and 33, and being shown on a revised plat of lots 60 and 61 recorded in Plat Book 4-I at Page 99, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Great Glen Court, the joint front corner of Lots 60 and 61, and running thence S. 60-12 W. 72.32 feet to an iron pin; thence S. 53-59 W. 76.72 feet to an iron pin at the joint rear corner of said lots; thence S. 21-27 E. 85 feet to a point in line of Lot 63; thence along the line of Lots 63 and 62, N. 45-57 E. 138.8 feet to a point on the western side of Great Glen Court; thence along the said Great Glen Court, S. 29-04 E. 47.2 feet to a point; thence still with Great Glen Court, S. 31-55 E. 62.8 feet to the point of beginning.

This is the same property conveyed to Ulysses M. Greene, Jr. and Barbara P. Greene by deed of Venna G. Howard, dated March 26, 1971, and recorded March 31, 1971, in Greenville County Deed Book 911 at Page 580. Thereafter, Barbara P. Greene conveyed her one-half interest in said property to the mortgagor herein by deed dated August 27, 1979, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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which has the address of 604 Great Glen Court, Greenville, S. C. 29615

(State and Zip Code) (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 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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