

P. O. Box 408
Greenville, S. C. 29602
GREENVILLE CO. S. C.

BOOK 1481 PAGE 245

SEP 15 2 47 PM '79

MORTGAGE

DOHN... BANKERSLEY
R.M.C.

THIS MORTGAGE is made this 19th day of September, 19 79, between the Mortgagor, Sallye C. Smith, (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").

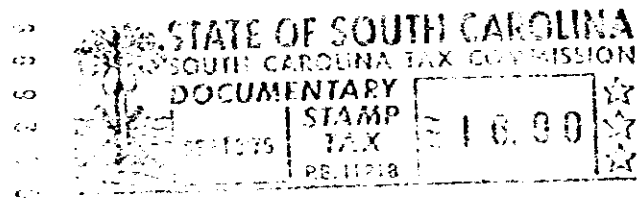
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 those pieces, parcels or lots of land situate, lying and being in Greenville County, South Carolina, being shown as Lots Nos. 50, 49, and 48 and a small portion of Lot No. 47, on plat of White Oak Hills, plat of which is recorded in Plat Book 7-C, at Page 33, and according to revised plat recorded in Plat Book 7-0 at Page 14, having the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Green Fern Drive at the joint front corner of Lots Nos. 50 and 51 and running thence with the line of said lots S. 56-15 W., 101.2 feet; thence N. 57-30 W., 140 feet; thence N. 37-21 W., 71.1 feet; thence S. 89-18 W., 50 feet; thence N. 15-24 E., 170 feet to the joint rear corner of Lots Nos. 47 and 48 on plat of White Oak Hills; thence N. 27-10 E., 18 feet to a point in rear line of Lot 47; thence a new line through Lot No. 47 N. 70-36 E., 176.9 feet to a point on Green Fern Drive; thence with Green Fern Drive, S. 11-15 E., 240 feet and S. 19-57 E., 83.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of A. J. Prince Builder, Inc. and Bobby Joe Jones Builders, Inc. recorded of even date herewith.



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which has the address of Green Fern Drive 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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