

P. O. Drawer 408  
Greenville, S. C.

FILED  
S.C. S. C.  
2 38 PM '79  
WINKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 26th day of September,  
1979, between the Mortgagor, James B. Green

, (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 Sixty Thousand Ninety-Four and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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, 2007.....;

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 \_\_\_\_\_, State of South Carolina:

All that certain piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots 108, 109, 110 and 111 on plat of Marshall forest, recorded in the RMC Office for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Sylvan Way at the joint front corner of Lots 111 and 112 which iron pin is 153.2 feet from the intersection of Sylvan Way and a 10-foot strip reserved for utilities; thence with the common line of said lots, N. 45-20 E., 190.9 feet to an iron pin in line of said 10-foot strip reserved for utilities; thence with the line of said strip, N. 85-20 E., 152.3 feet to the intersection with another 10-foot strip reserved for utilities; thence with the line of last mentioned strip, S. 41-40 E., 1.8 feet to an iron pin, joint rear corner of Lots 107 and 108; thence with the common line of said two lots, S. 45-20 W., 296.4 feet to an iron pin on the eastern side of Sylvan Way; thence with the eastern side of Sylvan Way, N. 51-14 W., 50.3 feet to an iron pin; thence continuing with the eastern side of Sylvan Way, N. 51-03 W., 50 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed of Bradley R. Johnson, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
TAX COMMISSION  
STAMP  
TAX \$ 24.04

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which has the address of 107 Sylvan Way Greenville,  
(Street) (City)  
S. C. (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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