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BOOK 1433 PAGE 386

# MORTGAGE

THIS MORTGAGE is made this 5th day of October, 1979, between the Mortgagor, Samuel A. Raiden (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Two Hundred Fifty and No/100 (\$14,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 November 1, 1999;

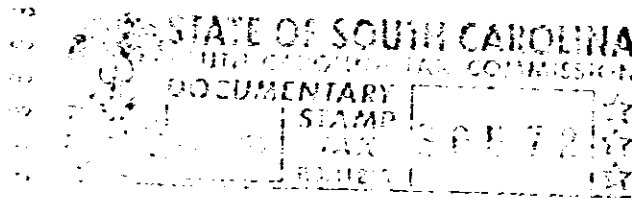
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate in the County of Greenville, State of South Carolina, in Greenville Township in the subdivision known as "Cherokee Park" and having the following metes and bounds, to-wit:

Beginning at a point on Keowee Avenue, joint corner of Lots 38 and 39 and running thence with the line of Lot No. 38, S.62-32E. 168 feet, 10 inches to an alley; thence with said alley, N.27-58E. 75 feet; thence N.62-32W. 168 feet more or less to a point on Keowee Avenue; thence S.28-09W. 75 feet to the beginning corner, and being Lot 39 and one-half (1/2) of Lot 40 according to a plat recorded in Plat Book "C", at Page 96 in the R.M.C. Office for Greenville County, South Carolina.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed unto the Mortgagor by deeds of Hope H. Camp, Jr., Joseph E. Camp, and Caroline C. Crow to be recorded of even date herewith.



which has the address of 5 Keowee Avenue, Greenville, South Carolina 29605 (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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