

FILED  
GREENVILLE CO. S.C.  
NOV 5 12 00 PM '79  
JOHN E. WALKERSLEY  
R.M.C.

BOOK 1457 PAGE 100

### MORTGAGE

THIS MORTGAGE is made this 2nd day of November, 1979, between the Mortgagor, Harry J. Steele and Barbara G. Steele, (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-nine Thousand and No/100 (\$69,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 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 December 1, 2010;

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, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on Forest Lane, being shown and designated as Lot No. 32 on plat of Meyers Park, Section Two, Amended, dated November 10, 1976, prepared by C. O. Riddle, R. S., and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 5-P, page 57, and being further known and designated as Property of Harry J. Steele and Barbara G. Steele on plat by C. O. Riddle, R. L. S., dated September, 1979, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on Forest Lane, the joint front corner of Lots Nos. 32 and 33 and running thence with the common line of said lots, N. 34-43 W., 209.65 feet to an iron pin at the joint rear corner of said lots; thence turning and running N. 55-04 E., 112 feet to an iron pin at the joint rear corner of Lot No. 32 and property located in Knollwood Subdivision; thence turning and running with the common line of said property, S. 41-22 E., 190.51 feet to an iron pin on Forest Lane; thence turning and running with Forest Lane, S. 35-40 W., 97.69 feet to an iron pin; thence continuing with the curvature of Forest Lane, S. 71-08 W., 43.69 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Maryan D. Aughtry recorded in the R. M. C. Office for Greenville County on October 3, 1979 in Deed Book 1112 at page 930.

OFFICE OF THE CLERK OF SUPERIOR COURT  
GREENVILLE, SOUTH CAROLINA  
RECORDED  
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which has the address of Lot 32, Forest Drive, Greenville, S. C. (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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