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GREENVILLE CO. S. C.

Nov 8 3 39 PM '79

BOOK 1487 PAGE 630

JOHNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8th day of November, 1979, between the Mortgagor, JAMES LEARY BUILDERS, INC., (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").

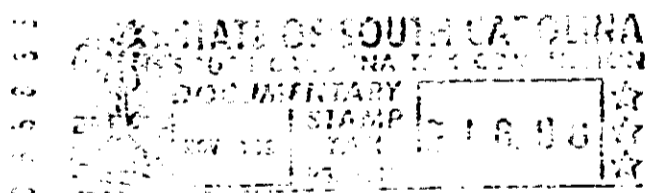
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND ONE HUNDRED FIFTY AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 8, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, Town of Simpsonville, shown and designated as Lot No. 96 of Brentwood, Section III, as shown on a plat recorded in the RMC Office for Greenville County, in Plat Book 5-D, page 42, and a more recent plat of "Foundation Survey, Lot 96, Brentwood, Section III" prepared by Richard D. Wooten, Jr., RLS, dated September 10, 1979 and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Dorian Drive, joint front corner of Lots 96 and 97 and running thence N. 70-57 E., 150.0 feet to an iron pin; thence turning and running along the rear line of Lots 96 and 99 S. 23-42 E., 105.0 feet to an iron pin; thence turning and running along the joint line of Lots 95 and 96 S. 68-41 W., 155.30 feet to an iron pin on Dorian Drive; thence turning and running with Dorian Drive N. 26-24 W., 15.0 feet to an iron pin; thence still running with Dorian Drive N. 19-55 W., 95.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagor by deed of Rackley, Builder-Developer, Inc. to be recorded of even date herewith.



which has the address of Lot 96, Dorian Drive, Brentwood, Section III, Simpsonville, South Carolina 29681 (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 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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