

FILED
GREENVILLE CO. S. C.
JAN 3 11 44 AM '80
DONNE B. PARKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of December, 1979, between the Mortgagor, Jack Junior Demid, (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").

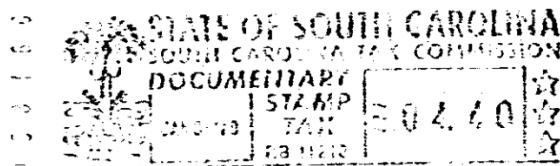
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand and No/100 (\$11,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1990;

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 in Greenville County, State of South Carolina, being located in the Town of Simpsonville and being known and designated as Lot No. 71 and a part of Lot No. 70 on plat of Revised Map of DALEWOOD HEIGHTS as shown by plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Page 135 and having according to a recent survey of property of Jack Junior Demid prepared by R. B. Bruce, R.L.S., dated December 19, 1979 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Dalewood Drive at the joint front corner of Lots Nos. 71 and 72 and running thence with the joint line of said lots S. 41-00 W. 232.4 feet to an iron pin; thence N. 51-15 W. 165.0 feet to an iron pin on the rear line of Lot No. 70; thence a new line through Lot No. 70 N. 41-00 E. 239.1 feet to an iron pin on the southeastern side of Dalewood Drive; thence with the southwestern side of Dalewood Drive S. 49-00 E. 165.0 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Robert A. Pitts and Agnes C. Pitts dated January 4, 1979 and recorded on January 8, 1979 in Deed Volume 1094 at Page 946.



which has the address of Route 4, Dalewood Drive, Simpsonville, (Street) (City)
South Carolina 29681 (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.

GCTC --- 1 JA0580 1407

4.0001

0 4 3 5

4328 RV-2