

GREENVILLE, S.C.  
APR 13 10 46 AM '80  
DORVILLE  
WILKINSON

**MORTGAGE**

THIS MORTGAGE is made this 13 day of March, 1980, between the Mortgagor, Marvin Q. Marchant, (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 THIRTY-FIVE THOUSAND and 00/100--- (\$35,000.00) ----- Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1980, (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, 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 State of South Carolina, County of Greenville, being known and designated as 0.654 acres, more or less, as shown on a plat entitled PROPERTY OF MARVIN Q. MARCHANT, made by Richard D. Wooten, Jr., S.C.R.L.S. dated February 20, 1980 and recorded in plat book 7A at page 45 in the Office of the R.M.C. for Greenville County, S.C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the right of way of Parker Road at the joint front corner of this property and property now or formerly of Shead and running thence with the joint line of said property, S. 50-00 E. 207.74 feet to an iron pin at the corner of property now or formerly of Alexander; thence with the line of this property, S. 45-40 W. 100.93 feet to an iron pin in line of property now or formerly of Alexander; thence N. 79-19 W. 186.86 feet to an iron pin on the western side of the right of way of Parker Road; thence with said road, N. 24-30 E. 89.16 feet to an iron pin; thence continuing N. 32-03 E. 51.66 feet to an iron pin; thence N. 35-57 E. 54.98 feet to an iron pin, the point of beginning.

DOCUMENTARY  
RECORDED

This is the same property conveyed to Mortgagor by deed of Margaret G. Alexander recorded herewith.

which has the address of Parker Road Greenville, S.C. 29611 (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.

1980

4328 RV-2