

FILED
GREENVILLE CO. S. C.
AUG 14 10 59 AM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of August 1980, between the Mortgagor, William E. DeYoung (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 Forty-two Thousand Three Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 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 September 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:

on the northern side of Stanley Drive, being shown and designated as Unit No. 49, Building G on plat of Harbor Town, recorded in the RMC Office for Greenville County in Plat Book 5-P at Pages 13 & 14 and being more particularly described as follows:

BEGINNING at the joint corner of Units 49 & 50 and running thence, S 38-30 W 20.7 feet to a point; thence turning and running, N 51-30 W 68.5 feet; thence turning and running, N 38-30 E 20.7 feet; thence turning and running, S 51-30 E 68.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Jimmy Ray McAlister dated August 14, 1980 and recorded on even date herewith.

which has the address of 49 Jib Court, Greenville, South Carolina (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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