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R.M.C.

REC-1512 PAGE 366

MORTGAGE

THIS MORTGAGE is made this 28th day of May, 1981, between the Mortgagor, Dennis W. and Shirley A. Latta

(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 \$32,000.00 Thirty-Two Thousand and no/00 Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1999.....;

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:

Township of Mauldin, on the joint corner of Poplar Lane and Springvale Drive, shown and designated as Lot No. 94 of Holly Springs Subdivision, Section 2, plat of which is recorded in the RMC Office for Greenville County South Carolina in Plat Book 4R, Page 54, and more recent survey of Carolina Surveying Company by R.B. Bruce, RLS, dated May 25, 1981, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the easterly side of Springvale Drive and running N. 28-05 E., 127 feet to an iron pin at the joint corner of Lots Nos. 77 and 94; thence along the joint line S. 72-56 E., 108 feet to an iron pin at the joint corner of Lots Nos. 77, 78, 93 and 94; thence running along the joint line of Lots No. 93 and 94 S. 21-51 W., 147.3 feet to an iron pin on Poplar Lane; thence along Poplar Lane N. 75-12 W., 24.3 feet to an iron pin on Poplar Lane; thence continuing on Poplar Lane N. 73-52 W., 75.5 feet to an iron pin; thence N. 22-53 W., 31.5 feet to the POINT OF BEGINNING.

This is the same property conveyed to the Mortgagors herein by deed of Rodger C. McDaniel and Susan N. McDaniel dated May 28, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1148, Page 902.

This conveyance is made subject to all easements, restrictions and/or rights of way of record, if any.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY SOUTH CAROLINA
BOOK 1148 PAGE 902
MAY 28 1981
R.M.C.

which has the address of 202 Springvale Drive Mauldin,
(Street) (City)
South Carolina 29662 (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 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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