

FILED
OFFICE OF THE CLERK
SOUTH CAROLINA

RECORDED
JAN 28 1982

BOOK 1562 PAGE 440

MORTGAGE

THIS MORTGAGE is made this 28th day of January, 1982, between the Mortgagor, GEORGE A. ENGLISH and GEORGETTE ENGLISH, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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-five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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, with all buildings and improvements, situate, lying and being on the northwestern side of Brooks Road, in the City of Mauldin, Greenville County, South Carolina, being shown as Lot No. 91 on a plat of BROOKSIDE, SECTION FOUR, PHASE ONE, made by Clarkson Surveying, dated August 24, 1978, recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-H, page 78, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Brooks Road at the corner of Lot 90 and running thence with the common line of Lots 90 and 91, N. 35-36 W., 160 feet to an iron pin; thence N. 54-24 E., 100 feet to an iron pin; thence along the line of Lot 92, S. 35-36 E., 160 feet to an iron pin on Brooks Road; thence along the northwestern side of Brooks Road, S. 54-24 W., 100 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Donald E. Baltz to be recorded simultaneously herewith.

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which has the address of 208 Brooks Road 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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