

JAN 23 4 20 PM '74

DONNIE S. TANKERSLEY
R.M.C.

LEATHERWOOD, WALKER, TODD & MANN

NO. 1300 PL. 369

MORTGAGE

THIS MORTGAGE is made this _____ day of January 23, 1974, between the Mortgagor, ROBERT LAWRENCE and MARGARET T. LAWRENCE

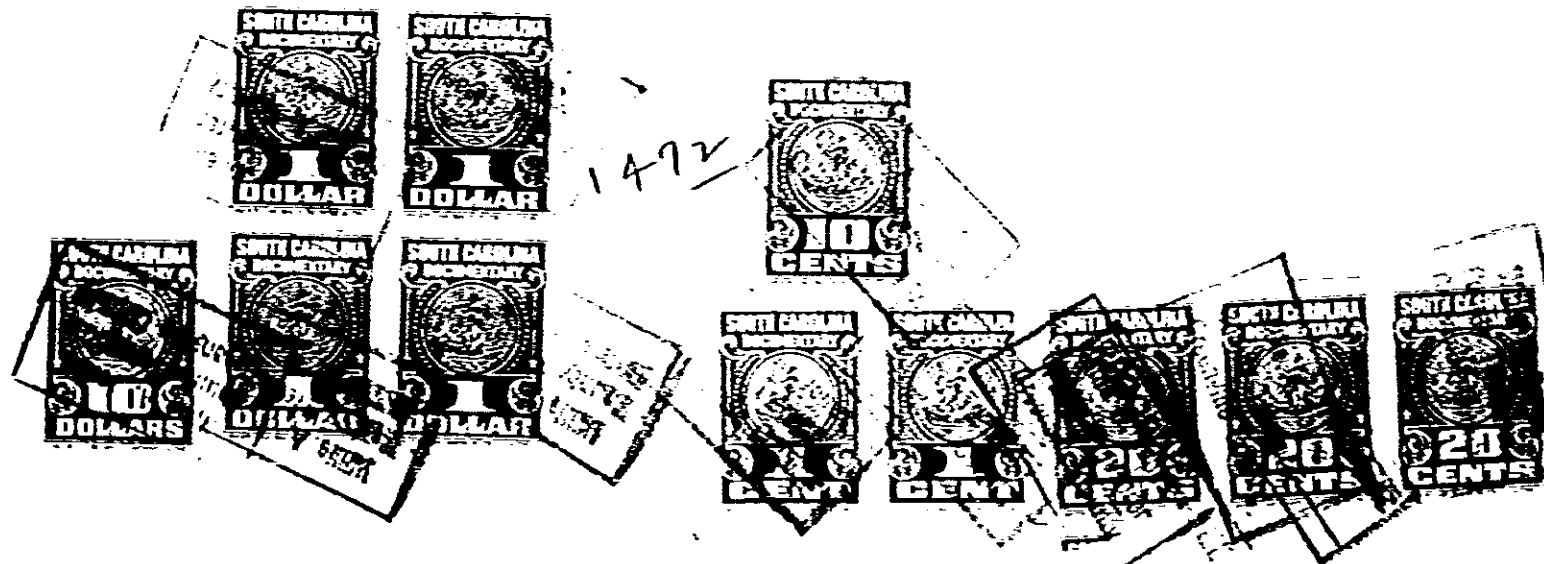
(herein "Borrower"), and the Mortgagee, SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 937, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Eight Hundred (\$36,800.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 10, 2004

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, together with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Old Mill Court, and being shown and designated as Lot 17 on plat of Old Mill Estates, Section I, recorded in the Greenville County RMC Office in Plat Book 000, Page 159, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Old Mill Court at the joint front corner of Lots Nos. 17 and 34, and running thence with the joint line of said lots N. 60-18 E. 145 feet to an iron pin at the joint rear corner of said lots; thence running S. 36-30 E. 379.3 feet crossing Mountain Creek to a point; thence running S. 59-38 W. 130 feet to an iron pin at the joint rear corner of Lots 17 and 35; thence with the joint line of said lots N. 47-15 W. 340 feet crossing the creek to an iron pin on the edge of the right-of-way of Old Mill Court; thence with the curve of the right-of-way of Old Mill Court, the chord of which is N. 70-25 E. 70 feet to the point of beginning.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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