

APR 19 4 54 PM '77

RONNIE S. TANKERSLEY  
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 19th day of April, 1977, between the Mortgagors, Lewis M. Richardson and Donna E. Richardson, (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 Nineteen Thousand & 00/100 (\$19,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2007;

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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville Township, in Greenville County, South Carolina, on Paris Mountain Avenue in that section known as Sans Souci about two miles north of the City of Greenville, said lot being known and designated as Lot #14 on plat of said property recorded in the Office of the R.M.C. for Greenville County in Plat Book I at Page 150 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern edge of a five foot sidewalk running along Paris Mountain Avenue, joint front corner of Lots 15 and 14, and running thence along the line of Lot #15, S. 20-19 E. 195.7 feet to an iron pin at the joint rear corner of Lots #14 and #15; thence with the rear line of Lot #6 facing Ethel Ridge Drive S. 80-10 W. 60 feet to an iron pin, joint corner of Lots #1, #2 and #3; thence N. 20-19 W. 200 feet to an iron pin, joint front corner of Lots #13 and #14; thence along the southern edge of said sidewalk running along Paris Mountain Avenue N. 84-28 E. 60 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagors by Deed of Douglas G. Davis dated April 19, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1054 at Page 669.

RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS  
GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
APR 19 1977  
\$19,000.00

which has the address of \_\_\_\_\_ (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (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 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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