

12 2 15 1977  
MORTGAGE

THIS MORTGAGE is made this 9th day of May 1977, between the Mortgagor, Ethel H. Rigdon, Savings & Loan Association (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

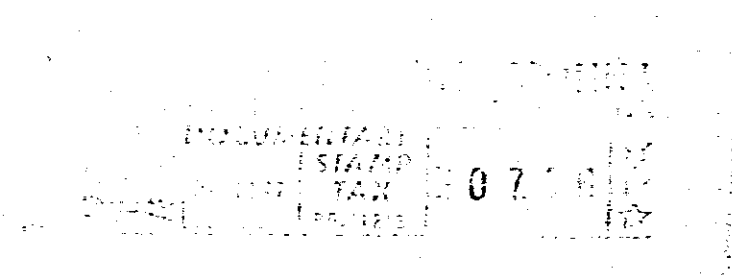
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand, Four Hundred Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2002

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 situate, lying and being in the City of Greenville, State of South Carolina, being known and designated as Lot 75 according to the plat of "College Heights", made by Dalton and Neves, dated August, 1946, and recorded in the RMC Office for Greenville County in Plat Book P at Page 75, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Erskine Street at the joint front corner of Lots 75 and 76, which iron pin is situate 46.2 feet northeast of the intersection of a 20-foot road and Erskine Street, and situate 380 feet southwest of the intersection of Erskine Street and Griffin Drive, and running thence along the line of Lot 76 N. 33-10 W. 150 feet to an iron pin; thence along the lines of Lots 66 and 67 N. 56-50 E. 70 feet to an iron pin; thence along the line of Lot 74 S. 33-10 E. 150 feet to an iron pin on the northwestern side of Erskine Street, joint front corner of Lots 74 and 75; thence with the northwestern side of Erskine Street S. 56-50 W. 70 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Brian H. Smythe and Suzanne Smythe executed May 9, 1977 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1056, Page 321, on May 9, 1977.



which has the address of 3 Erskine Drive, Greenville, South Carolina, 29607 (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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