

MORTGAGE

THIS MORTGAGE is made this 15th day of June, 1977, between the Mortgagor, FREDRICK H. MERGER, II (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").

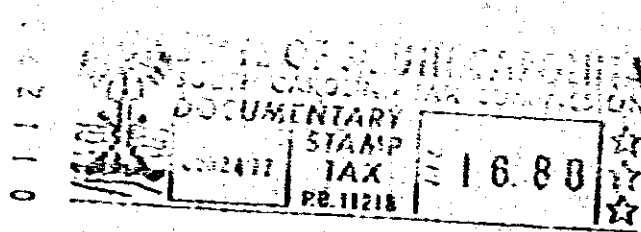
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand Two Hundred and No/100 (\$42,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the east side of Sandringham Road, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 6 on plat of Broadmoor Subdivision recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at Page 47 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the east side of Sandringham Road at the joint front corner of Lots 6 and 7 and running thence along the common line of said lots N 86-14 E 201.5 feet to an iron pin; thence S 3-40 E 115 feet to a point; thence along the common line of Lots 5 and 6 S 86-14 W 201.9 feet to a point on the east side of Sandringham Road, the joint front corner of Lots 5 and 6; thence along said Sandringham Road N 3-46 W 115 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of W. F. Shivers, Sr., dated June 15, 1977, and recorded on June 24, 1977, in the RMC Office for Greenville County, S. C., in Deed Book 1059, page 209.



which has the address of Sandringham Road Greenville (Street) (City) South Carolina (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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