

10 3 03 PM '77

DUNNIE S. TANKERSLEY  
R.M.E.

# MORTGAGE

THIS MORTGAGE is made this 9th day of August, 1977, between the Mortgagor, Gerald A. Colpitts and Bernadette D. Colpitts (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").

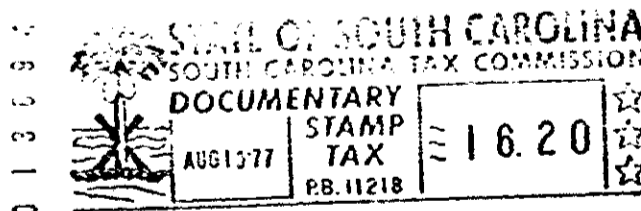
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 9th, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 buildings and improvements thereon, situate, lying and being on the western corner of the intersection of Lanceway Drive and Whitney Court, in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 104 on a plat of HILLSBOROUGH, SECTION TWO, made by Jones Engineering Service, dated November, 1970, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F at page 51, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Lanceway Drive at the joint front corner of Lots Nos. 104 and 105 and running thence with the southwestern side of Lanceway Drive, S. 54-01 E., 65 feet to an iron pin and S. 39-01 E., 59.3 feet to an iron pin; thence with the curve of the intersection of Lanceway Drive and Whitney Court, the chord of which is S. 12-24 W., 35.4 feet to an iron pin on the northwestern side of Whitney Court; thence along the northwestern side of Whitney Court, S. 57-24 W., 115 feet to an iron pin at the joint corner of Lots Nos. 103 and 104; thence with the common line of said lots, N. 41-22 W., 75 feet to an iron pin, the joint rear corner of Lots Nos. 104 and 105; thence with the common line of said lots, N. 27-13 E., 140 feet to an iron pin on the southwestern side of Lanceway Drive, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Darrell E. Jones and Linda M. Jones to be recorded simultaneously herewith.



which has the address of 106 Lanceway Drive 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 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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