ASERVILLE CO. S.

MORTGAGE

THIS MORTGAGE	is made this	9th	day of	August ,
19 <u>78</u> , between the Mor	tgagor, SHERRA I	1. FUY (former	ly Sherra M. Duk	(e)
Federal Savings and Loa America, whose address	n Association, a cor	poration organized	and existing under th	the Mortgagee, South Carolina ne laws of the United States of ender").
WHEREAS Borroy	ver is indebted to Ler	nder in the principal	sum of Forty-ei	ght Thousand and No/10
(\$48,000.00) dated August 9, 197 with the balance of the in	/8, (here	in "Note"), providit	which indebtedness is ig for monthly installi	s evidenced by Borrower's note ments of principal and interest,
;	debtedness, ii not so	oner paid, due and p	ayable on	27 2000
payment of all other sur Mortgage, and the performent of any future adva therein "Future Advance	ms, with interest the ormance of the cover inces, with interest the es"), Borrower does	ereon, advanced in a nants and agreement hereon, made to Bo hereby mortgage, g	accordance herewith is of Borrower herein rrower by Lender pur rant and convey to L	Note, with interest thereon, the to protect the security of this a contained, and (b) the repayrsuant to paragraph 21 hereof ender and Lender's successors
arolina, County o o. 116 on a plat	f Greenville, C of property ent lle County, S.C	ity of Greenvi itled "Estate of ., in Plat Book	lle, being known of D. T. Smith", k H, Page 279, a	in the State of South n and designated as Lot , of record in the RMC and having, according
omer of Lots 115 eet to an iron pin hence N. 65-26 E. hence with the jo	and 116; thence in in the line of , 95 feet to an int line of sai of East Tallula	e with the join of Lot 113; the liron pin at the d lots, S. 25— h Drive; theno	nt line of said nce N. 64-40 E., he joint rear co 20 E., 242.8 fea e with the north	ulah Drive, joint front lots, N. 25-20 W., 244 , 5 feet to an iron pir orner of Lots 116 and 1 et to an iron pin on th hwestern side of East
therra M. Foy) by n Deed Book 1006 conveyed all his	deed of John F. at Page 465 on undivided one-h (presently Sher	Day recorded September 9, 1 alf interest in Tra M. Foy) by	in the Greenvill 974. Subsequent n and to the wit deed recorded in	ra M. Duke(presently le County R.M.C. Office tly, William J. Duke thin described property the Greenville County 5.
Ducom of the second of the sec	JARY FAMP TAX SHESS			
	109 East Tal	[_ficci]	reenville, Sout	h Carolina, 29605
	(nerein Pro	sperty Address 3.		

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 hwfully 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.

SOUTH CAROLINA - 1 to 4 Family - 6-75 FNMA FHI MC UNIFORM INSTRUMENT (with amondment adding Para - 24)

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