

FILED
107 Church Street, R.O. Box 969, Greer, S. C. 29651

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SEP 13 10 02 AM '78
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of SEPTEMBER, 19 78, between the Mortgagor, HENRY C. EGAN AND KAROLE K. EGAN

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer South Carolina 29651 (herein "Lender").

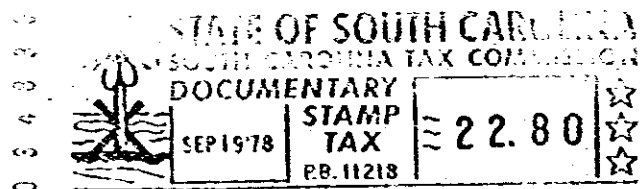
WHEREAS Borrower is indebted to Lender in the principal sum of FIFTY SEVEN THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 19, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 1, 2008;

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 Southeasterly side of Briar Creek Road, near the City of Greenville, S. C., and being known and designated as Lot No. 96 on plat entitled "Map 5, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Briar Creek Road, said pin being the joint front corner of Lots 96 and 97 and running thence with the common line of said lots S 62-30-43 E. 141.55 feet to an iron pin joint rear corner of lots 96 and 95; thence with common line of said lots N. 69-46 W. 158.72 feet to an iron pin on Southeasterly side of Briar Creek Road; thence with the Southeast side of Briar Creek Road N. 20-14 E. 13 feet to an iron pin; thence continuing with said road N. 23-51-38 E. 102.82 feet to an iron pin the point of beginning.

Derivation: Deed Book 1088, Page 66 - Cothran & Darby Builders, Inc. 9/19/78



which has the address of 227 Briar Creek Road Greer
(Street) (City)
S. C. 29651
(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 seized 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/FHLMC UNIFORM INSTRUMENT

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