

MORTGAGE

THIS MORTGAGE is made this 27th day of November 19 78, between the Mortgagor, Mary Paige Stovall (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

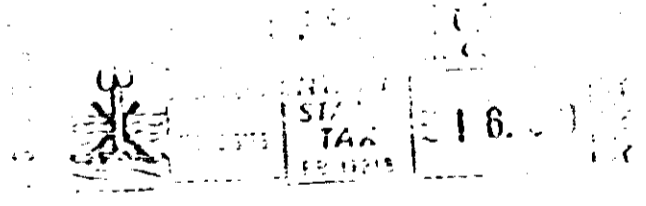
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand No/100---- (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 27, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or lot of land situate, lying and being on the Eastern side of Richbourg Road, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 62 of a Subdivision known as Wade Hampton Terrace, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK at Page 15, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Richbourg Road at the joint front corner of Lots 61 and 62, and running thence with the line of Lot 61, N. 71-09 E. 172 feet to an iron pin; thence S. 18-51 E. 90 feet to an iron pin at the joint rear corner of Lots 62 and 63; thence with the line of Lot 63, S. 71-09 W. 176.6 feet to an iron pin on the Eastern side of Richbourg Road; thence with the Eastern edge of Richbourg Road, N. 15-53 W. 90.15 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagor by deed of Brenda B. Mainville dated November 11, 1978 and to be recorded herewith.



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which has the address of 205 Richbourg Road, Greenville (City) South Carolina (State and Zip Code) (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 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.

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