

PLEASE MAIL

GREENVILLE CO. S. C.

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MORTGAGE

BY PHILIP S. WALKERSLEY

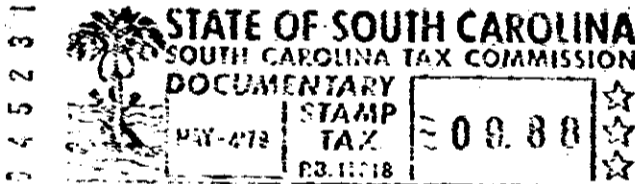
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THIS MORTGAGE is made this 3rd day of May 1979, between the Mortgagor, Ralph Giangrandi, Jr. and Gayle B. Giangrandi (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Seven Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2004;

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: in the City of Greenville, being known and designated as parts of Lots Nos. 6, 7 and 8 of the property of J. Louis Coward according to a plat recorded in Plat Book H at page 129 and revised by A. C. Crouch, and according to plat prepared by Freeland and Associates dated June 22, 1976 and recorded in Plat Book 5-U at page 62 and having such metes and bounds as appear by reference to the latter mentioned plat.

THIS is the identical property conveyed to the Mortgagors by deed of Andrew H. Sullivan and Randall K. Sullivan to be recorded of even date herewith.



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which has the address of 317 East Hillcrest Dr., Greenville, S. C. (Street) (City) (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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