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GREENVILLE CO. S. C.

MORTGAGE

BOOK 1381 PAGE 78

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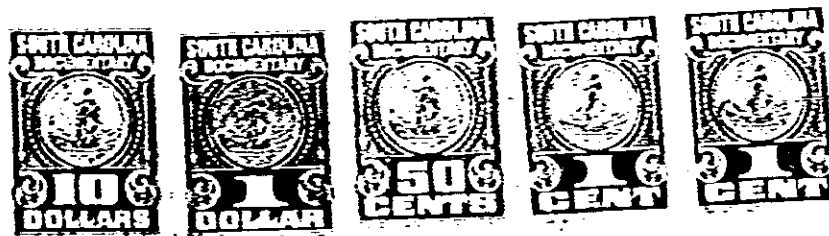
THIS MORTGAGE is made this 26th day of February 1976, between the Mortgagee, Melvin E. Folk, Jr. and Sara B. Folk (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight thousand seven hundred fifty Dollars, which indebtedness is evidenced by Borrower's note dated February 26, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2006

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 southern side of Fargo Street, in the County of Greenville, State of South Carolina, being shown and designated as Lot 57 on a Plat of GLENDALE, Section III, Sheet 2, prepared by C. O. Riddle, Surveyor, on April 1, 1974, recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 84, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Fargo Street, joint front corner of Lots 57 and 56, and running thence with the common line of said Lots, S 58-00 E, 155 feet to an iron pin; thence along the rear line of Lots 57 and 58, S 41-27 W, 182.2 feet to an iron pin on the northern side of Bangor Street and running thence with said Street, N 48-33 W, 122.2 feet to an iron pin; thence N 01-21 W, 34 feet to an iron pin on the southern side of Fargo Street; thence with said Fargo Street, N 41-30 E, 66 feet to an iron pin; thence N 35-09 E, 65.9 feet to the point of beginning.



which has the address of Lot 57, Fargo Street, Glendale 111 Mauldin (Street) (City) S. C. 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 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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