

South Carolina Federal Savings and Loan 115 E. Camperdown Way Greenville, S. C.

FILED GREENVILLE CO. S. C.

BOOK 1374 PAGE 512

MORTGAGE

Aug 4 2:46 PM DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE is made this 3rd day of August 1976, between the Mortgagor, James W. Dykes and Virginia B. Dykes (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

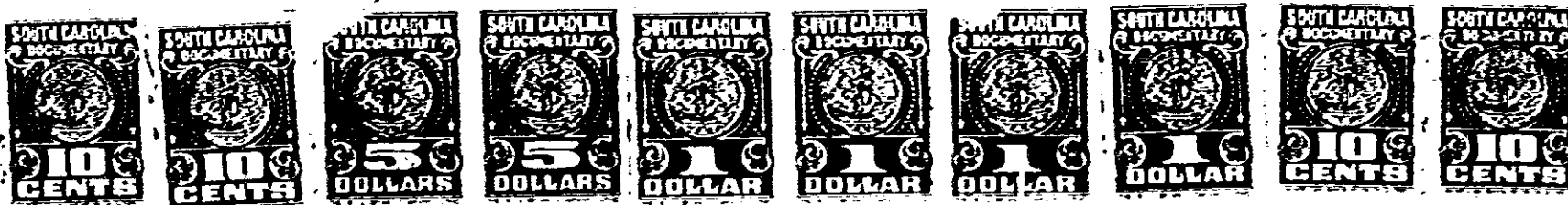
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 234, as shown on plat entitled "Sugar Creek, Map No. 2, Section I", which plat is of record in the R.M.C. Office for Greenville County, S. C., in Plat Book 4R, Page 85, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeasterly side of Stone Ridge Road said pin being the joint front corner of Lots 233 and 234 and running thence with the common line of said lots, N. 53-36-17 E. 130 feet to an iron pin, the joint corner of Lots 232, 233 and 234; running thence with the common line of Lots 232 and 234, N. 28-36-20 E. 66.02 feet to an iron pin, the joint rear corner of Lots 232 and 234; thence N. 53-06-36 W. 112.50 feet to an iron pin, the joint rear corner of Lots 234 and 235; thence with the common line of said lots, S. 52-16-58 W. 160 feet to an iron pin on the northeasterly side of Stone Ridge Road; thence with the northeasterly side of Stone Ridge Road, S. 37-43-02 E. 83.24 feet to an iron pin; thence continuing with said Road, S. 37-03-22 E. 48.74 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of M. G. Proffitt, Inc. dated August 3, 1976, recorded August 4, 1976, in the RMC Office for Greenville County, S. C., in Deed Book 1040, at Page 707



which has the address of Route 4, Greer, South Carolina (Street) (City) (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 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.

RECORDED

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