

SEP 22 11 31 AM '76

MORTGAGE

BONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 20th day of September, 1976, between the Mortgagor, Leonard D. Terry and Lucy W. Terry (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 Forty Two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 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, 2002;

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: containing 10.08 acres, more or less, as shown on a plat prepared by C. O. Riddle, entitled "Property of Fred Dunagan and Leonard Terry," dated December 3, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-K, at Page 20, and reference is craved thereto for more specific description.

This is the same property conveyed to the Mortgagor(s) herein by deed of F. Burl Curtis dated December 16, 1974, and recorded in the R.M.C. Office for Greenville County on January 2, 1975, in Deed Book 1012, at Page 568.



which has the address of Sunnydale Drive, Simpsonville, (City) S. C. 29681 (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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