

FILED
GREENVILLE CO. S. C.

OCT 20 2 22 PM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of October 1976, between the Mortgagor, James L. Hood, III and Janice B. Hood (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 Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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 September 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 _____, State of South Carolina:

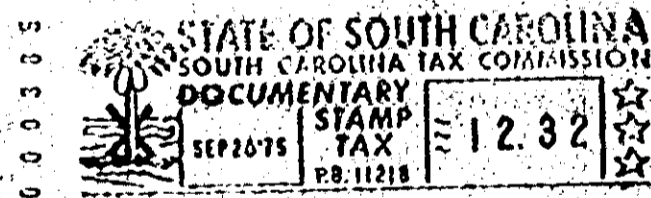
3 6 6 2 1/2 W. 20M
3 6 7 1/2 W. 20M

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 20 on plat of Morningside Subdivision, recorded in Plat Book EE at pages 2 and 3 and having the following courses and distances:

3 50 AS
.13 AS

BEGINNING at an iron pin on Richbourg Road at the joint front corners of Lots 19 and 20 and running thence with Richbourg Road, N. 46-30 W. 125 feet to an iron pin; thence with Lot 21, S. 43-30 W. 200 feet to an iron pin; thence S. 46-30 E. 125 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence with Lot 19, N. 43-30 E. 200 feet to the point of beginning.

Being the same property conveyed by Terry W. Phillips and Jane P. Phillips to the mortgagors herein by deed recorded October 20, 1976.



which has the address of ... 312 Richbourg Road, Greenville, S., C. 29607 (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 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.

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