

DEC 3 1 36 PM '76

DONNIE S. TANKERSLEY

1384 439

MORTGAGE

THIS MORTGAGE is made this 1st day of December 1976 between the Mortgagor, Roger S. Passmore (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 Twenty Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 January 1, 2002

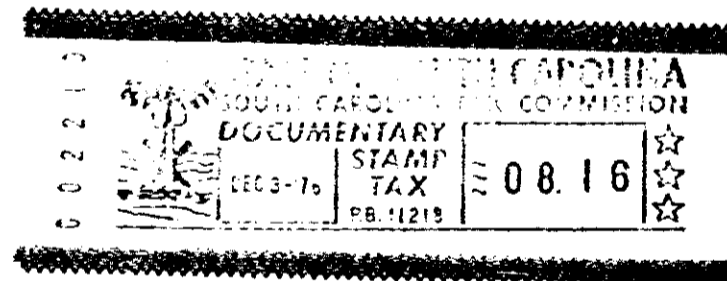
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

All that piece, parcel or lot of land in the Town of Mauldin, County of Greenville, State of South Carolina, situate, lying and being on the southern side of Pleasantdale Drive and being known and designated as Lot No. 2 on a plat of the Property of T. J. & G. S. Garrett, made by C. C. Jones and Associates, dated April, 1955, and recorded in the RMC Office for Greenville County in Plat Book Y at Page 92 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Pleasantdale Drive at the joint front corner of Lots Nos. 2 and 3 and running thence S.13-15 E. 149 feet to an iron pin; thence S.78-58 W. 90 feet to an iron pin; thence N.13-15 W. 145.4 feet to an iron pin on the southern side of Pleasantdale Drive; thence along the southern side of said Drive, N.76-45 E. 90 feet to an iron pin, the point of beginning.

This is the same property as that conveyed to the mortgagor herein by deed from T. Edward Childress, III, recorded in the RMC Office for Greenville County on December 3, 1976.

The mailing address of the mortgagee herein is Gallery Centre, Taylors, South Carolina 29687.



which has the address of 128 Pleasant Drive Mauldin South Carolina (herein "Property Address");

(Street) (City) (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.