

GREENVILLE CO. S.C.

MORTGAGE

BOOK 1392 PAGE 212

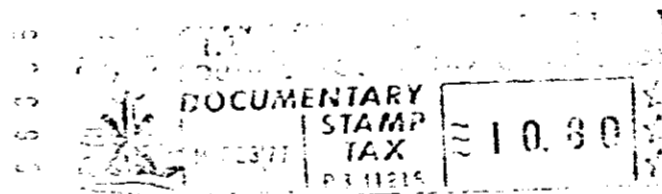
THIS MORTGAGE is made this 22nd day of March 1977, between the Mortgagor, Richard J. Mansour and Margaret H. Mansour (herein "Borrower"), and the Mortgagee, Federal Savings & Loan South Carolina, a corporation organized and existing under the laws of South Carolina whose address is 500 East Washington St., Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand and no/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 22, 1977 (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: being shown and designated as Lot No. 32 on a plat of Colonial Hills, Section 2, made by Piedmont Engineers and Architects, dated June 17, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR, Page 185, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Embry Street at the joint front corner of Lots Nos. 32 and 33 and running thence with the common line of said lots, S. 6-13 E., 153.8 feet to an iron pin; thence S. 84-05 W., 100 feet to an iron pin at the joint rear corner of Lots Nos. 31 and 32; thence with the common line of said lots, N. 5-55 W., 150 feet to an iron pin on the southern side of Embry Street; thence with the southern side of Embry Street, N. 84-05 E., 89.0 feet to an iron pin; thence continuing with the southern side of Embry Street, N. 63-20 E., 11 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Bruce W. Price, Jr. and Mary Ann O. Price recorded in the RMC Office for Greenville, South Carolina to be recorded of even date herewith.



which has the address of 18 Embry Road, Greenville, South Carolina (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.