

P. O. Box 937
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

1396 REC 293

MORTGAGE

THIS MORTGAGE is made this 30th day of April, 1977, between the Mortgagor, Frank Griggs and Elaine Griggs (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-Eight Thousand and no/100- Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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, 2007.

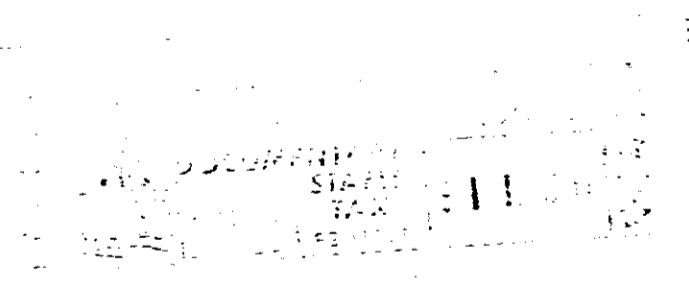
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein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

All those lots of land situate on the northwestern side of Cheryle Drive in the County of Greenville, State of South Carolina, being shown as all of Lot 44 and part of Lot 45, on a plat of Palmetto Terrace Subdivision dated July 1, 1958, prepared by J. Mac Richardson, Surveyor, recorded in Plat Book QQ, at page 13 in the RMC Office for Greenville County and also being shown as Lot 44 and part of Lot 45 on a plat of the Property of James B. Arrowood dated April 3, 1974, prepared by Webb Surveying and Mapping Company, recorded in Plat Book 5-G, at page 1, in the RMC Office for Greenville County and having, according to said latter plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Cheryle Drive, which iron pin is N. 25-46 E. 95 feet from the northern corner of the intersection of Cheryle Drive and Empire Avenue and running thence with a new line through Lot 45, N. 64-14 W. 150 feet to an iron pin in the joint rear line of Lots 42 and 45; thence with Lot 42 and 43, S. 25-46 W. 105 feet to an iron pin on the northeastern side of Empire Avenue; thence with said Avenue, S. 64-14 E. 140 feet to an iron pin at the northern corner of the intersection of Empire Avenue and Cheryle Drive; thence with the curvature of said intersection, N. 70-46 E. 14.1 feet to an iron pin on the northwestern side of Cheryle Drive; thence with said Drive, N. 25-46 E. 95 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Charles E. Mayson and Debra A. Mason, of even date, to be recorded herewith

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which has the address of Route 8, Cheryle Drive, Greenville, S. C. 29611 (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 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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