

THIS MORTGAGE is made this 1st day of June 19 76 between the Mortgagor, Linda Heacox Lemmond (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 Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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 May 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 Greenville State of South Carolina:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 60 of Wellington Green, Section Two, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "YY", Page 117 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of New Castle Way, joint front corner of Lots 60 and 61, and running thence along the line of Lot 61, N. 32-15 E. 171.1 feet to a point in the line of Lot 62; thence running S. 57-45 E. 105.0 feet to a point, joint rear corner of Lots 60 and 59; thence along the line of Lot 59, S. 32-15 W. 171.1 feet to a point on the north side of New Castle Way, joint front corner of Lots 60 and 59; thence along the north side of New Castle Way, N. 57-45 W. 105.0 feet to the point of beginning.



which has the address of 14 New Castle Way, Greenville (City) South Carolina (herein "Property Address"); (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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