

GREENVILLE CO. S.C.

MORTGAGE

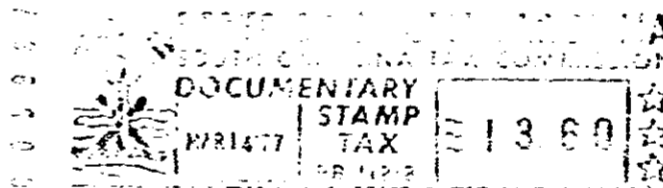
BOOK 1391 PAGE 581

THIS MORTGAGE is made this 14th day of March, 1977 between the Mortgagor, R. E. GREGORY CO., LTD. (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 Four Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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 October 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: being shown and designated as Lot No. 17 on plat of Governors Square, prepared by W. R. Williams, Engineer, October 17, 1975, recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book 5-P, Page 8, reference to which plat is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to Mortgagor herein by deed of Governors Square Associates, a Partnership, dated March 14, 1977, recorded March 14, 1977, in Deed Book 1252, Page 643, in the RMC Office for Greenville County, S. C.



which has the address of Greenville, S. C. (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.

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