

FILED  
G.F. S.C. MORTGAGE

Mar 3 12 19 PM '80

THIS MORTGAGE is made this 29th day of February 19. 80, between the Mortgagor, Edwin G. Foulke, Jr. (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").

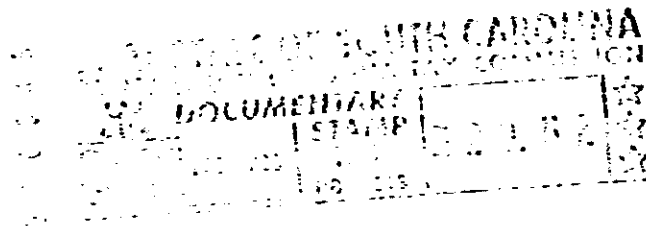
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-One Thousand Three Hundred & No/100 (\$51,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010.

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 lot of land with the buildings and improvements thereon situate on the southeast side of Aberdeen Avenue (sometimes referred to as Aberdeen Drive) in the City of Greenville, Greenville County, S.C., being shown as Lot No. 76 on plat of PARK HILL made by Dalton & Neves Engineers, May 1940, recorded in the RMC Office for Greenville County, S.C., in Plat Book J, Pages 208 and 209, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Aberdeen Avenue at the joint front corner of Lots 75 and 76 and running thence along the line of Lot 75, S. 64-29 E. 196.4 feet to an iron pin; thence N. 34-55 E. 35.3 feet to an iron pin; thence N. 26-03 E. 40 feet to an iron pin; thence with the line of Lot 77, N. 64-29 W. 200 feet to an iron pin on the southeast side of Aberdeen Avenue; thence with the southeast side of Aberdeen Avenue S. 27-33 W. 75 feet to the beginning corner.

This being the identical property conveyed to the Borrower herein by deed of Perry G. Hayes and Cheryl W. Hayes, to be executed and recorded of even date herewith.



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which has the address of 101 Aberdeen Drive, Greenville, S. C. 29605 (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.

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