

JUN 27 10 45 AM '77
DONALD S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of June, 1977, between the Mortgagor, W. Bruce Byford and Kathleen K. Byford (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 Forty-Two Thousand, Seven Hundred and Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 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 May 1, 2007.

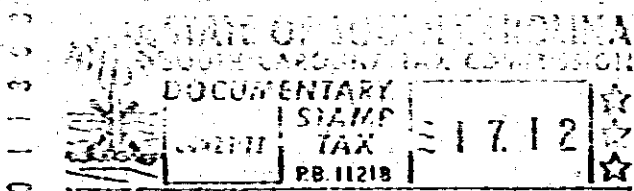
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein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

All that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the northern side of Cannon Circle in Greenville County, South Carolina, being shown and designated as Lot No. 57 on a plat of PINE BROOK FOREST, Section I, made by Robert E. Spearman, Surveyor, dated March 15, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X at page 48, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Cannon Circle at the joint front corner of Lots Nos. 56 and 57 and running thence along the common line of said lots, N. 16-35 W., 150 feet to an iron pin; thence along the rear line of Lot No. 72, N. 73-25 E., 125 feet to an iron pin at the joint rear corners of Lots Nos. 57 and 58; thence with the common line of said lots, S. 16-35 E., 150 feet to an iron pin on Cannon Circle; thence with the northern side of Cannon Circle, S. 73-25 W., 125 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors herein by deed of Joe E. Hawkins Enterprises, Inc., dated June 24, 1977, to be recorded herewith.

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which has the address of Cannon Circle, Route 4, Greenville, South Carolina (Street) (City) 29605 (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 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.

RECEIVED

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