

FILED
GREENVILLE CO. S. C.
AUG 22 3 39 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of August 1977, between the Mortgagor, ROBERT B. ROYAL, JR. and SUSAN Z. ROYAL (herein "Borrower"), and the Mortgagee, 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").

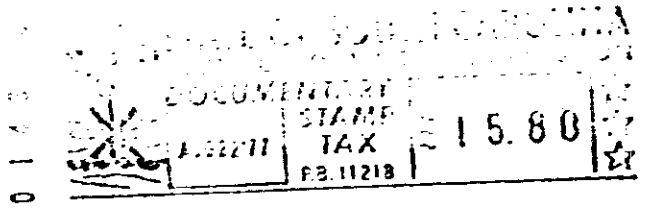
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 18th, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1st, 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, with all buildings and improvements thereon, situate, lying and being on the northeastern corner of the intersection of Rosewood Drive with Old Mill Road, in Greenville County, South Carolina, being shown and designated as Lot No. 57 on a plat of EDWARDS FOREST HEIGHTS, made by Jones Engineering Service, dated February, 1967, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 000 at page 89, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Rosewood Drive at the joint corner of Lots Nos. 57 and 58 and running thence with the common line of said lots, S. 88-41 W., 130 feet to an iron pin; thence along the common line of Lots Nos. 64 and 57, S. 17-52 W., 131 feet to an iron pin on the northern side of Old Mill Road; thence along the northern side of Old Mill Road, S. 74-58 E., 150 feet to an iron pin; thence along the curve of the intersection of Old Mill Road and Rosewood Drive, the chord of which is N. 51-47 E., 35.9 feet to an iron pin on the western side of Rosewood Drive; thence along the western side of Rosewood Drive, N. 1-29 W., 144.5 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Terrence E. Bartley and Kitora A. Bartley to be recorded simultaneously herewith.



which has the address of 1 Rosewood Drive, Taylors, South Carolina 29687 (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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