

GREENVILLE CO. S. C.

OCT 31 4 34 PM '77

DONNIE S. TANKERLEY
R.H.C.

MORTGAGEE: GREER FEDERAL SAVINGS & LOAN ASSO.
107 Church Street
Greer, S. C. 29651

MORTGAGE

BOOK 1414 PAGE 417

THIS MORTGAGE is made this 31st day of October, 1977, between the Mortgagor, Robert V. James and Frances S. James (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 November 1, 1997;

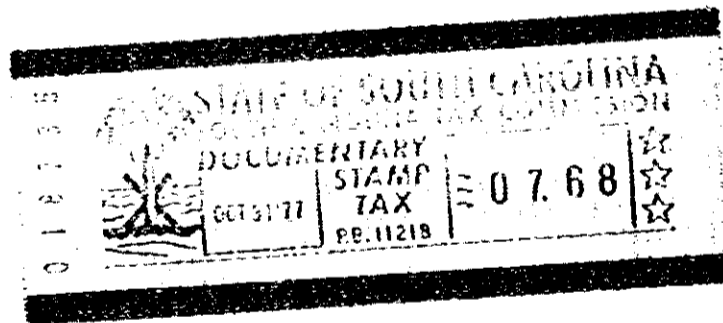
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: on the southern side of East Lee Road, being known and designated as Lot 15 on a plat entitled Heathwood Subdivision, made by Dalton & Neves, Engineers, July, 1956, recorded in the RMC Office for Greenville County, South Carolina in Plat Book "KK", at Page 35, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of East Lee Road at the joint front corner of Lots 15 and 16 and running thence along the common lines of said Lots S. 15-49 W. 196.3 feet to an iron pin; thence along the rear lines of Lots 14 and 13 N. 80-13 W. 127.7 feet to an iron pin; thence N. 26-22 E. 198.9 feet to an iron pin on the southern side of E. Lee Road; thence along the southern side of East Lee Road S. 83-06 E. 91.1 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jack E. Shaw Builders, Inc. recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

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which has the address of 2410 E. Lee Road Taylors, South Carolina 29687 (Street) (City) (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.

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