

MORTGAGE

THIS MORTGAGE is made this 15th day of November 1977, between the Mortgagor, William Tippett and Sheila T. Tippett, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

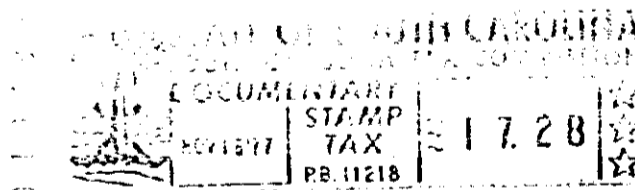
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Three Thousand, Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 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 southern side of Shallowford Road, in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 504 on a plat of GOWER ESTATES, SECTION D, made by R. K. Campbell and Webb Surveying & Mapping Company, dated May 1964, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book RR, pages 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Shallowford Road at the joint front corners of Lots Nos. 503 and 504 and running thence with the common line of said lots, S. 41-29 E., 200 feet to a point in the center of a branch; thence with the branch as the line, S. 54-31 W., 158.3 feet to a point; thence along the common line of Lots Nos. 504 and 505 to an iron pin on the southern side of Shallowford Road; thence along the curve of the southern side of Shallowford Road, the chord of which is N. 60-27 E., 63.3 feet to an iron pin; thence continuing with the southern side of Shallowford Road, N. 48-31 E., 32 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Robert E. Wiggin and Norma Faye H. Wiggin, to be recorded herewith.



which has the address of 12 Shallowford Road Greenville South Carolina 29607 (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 seized 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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