

FILED
GREENVILLE CO. S. C.

MAY 30 11 28 AM '78

MORTGAGE

SONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 26 day of May, 1978, between the Mortgagor, Tommy Prince and Tecora T. Prince, (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 Thirty One Thousand One Hundred Fifty (\$31,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 1978 and 00/100, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2008.

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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Great Glen Road, and being known and designated as Lot No. 125 according to a plat entitled Del Norte Estates, prepared by Piedmont Engineers and Architects, dated August, 1968, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book WWW at Pages 32 and 33, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Great Glen Road at the joint front corner of Lots 125 and 126; thence with the joint line of said lots, S. 69-10 E. 147.9 feet to a point; thence S. 17-34 W. 130.30 feet to a point on the northeastern side of Wetherill Road; thence with the northeastern side of said Road, N. 67-06 W. 70 feet to a point; thence still with the northeastern side of said Road, N. 58-45 W. 75.5 feet to a point; thence with the intersection of Wetherill Road and Great Glen Road, N. 15-29 W. 36.41 feet to a point on the southeastern side of Great Glen Road; thence with the southeastern side of Great Glen Road, N. 27-46 E. 85 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Robert H. Faust and Lee C. Faust, recorded in the R.M.C. Office for Greenville County, S. C. on May , 1978.

South Carolina Federal Savings & Loan Association
P. O. Box 937
Greenville, S. C. 29602

which has the address of 100 Great Glen Road Greenville,
[Street] [City]
S. C. 29615 (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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