GREENVILLE CO. S. C.

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MOURIE S. T. NOTERSUEV
RANG

MORTGAGE

THIS MORTGAGE is made this 19_78, between the Mortgagor,Bobby	31	day of _	July	
	v D. Single	ton and Edward	Singleton	
	(herein "K	orrower"), and inc	e Mortgagee, rust rec	lera
Savings and Loan Association, a corporator of America, whose address is 301 College	tion organize	l and existing under	the laws of the United St	tate

WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Twenty-Eight Thousand Five Hundred and No/100 (\$28,500.00)</u> Dollars, which indebtedness is evidenced by Borrower's note dated <u>July 31, 1978</u>, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>August 1</u>, 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 _______, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being on the southern side of Squire Place near the City of Greenville, and being known and designated as Lot No. 34 as shown on a plat of Canterbury Subdivision, Section I, prepared by Heaner Engineering Company, Inc. dated March 22, 1972 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N at page 69 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Squire Place at the joint front corner of Lots Nos. 34 and 35 and running thence with the line of Lot No. 35 S. 15-37-00 E. 128.66 feet to an iron pin in the line of Lot No. 31; thence with the line of Lot No. 31 S. 74-23-00 W. 35 feet to an iron pin; thence with the line of Lot No. 32 S. 85-08-00 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 34; thence with the line of Lot No. 33 N. 09-39-10 W. 119.83 feet to an iron pin on the southern side of Squire Place; thence with the curve of the southern side of Squire Place, the chord of which is N. 76-21-55 E. 65.63 feet to an iron pin; thence continuing with the southern side of Squire Place N. 72-23-00 E. 15.92 feet to the point of beginning.

The above-described property is the same acquired by the Mortgagor by deed from Larry D. Webber dated July 31, 1978, to be recorded herewith.

DOCUMENTARY
STAMP
TAX
PE 11218

which has the address of 102 Squire Place; Piedmont, South Carolina (City)

(herein "Property Address");

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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.

SOUTH CAROLINA - 1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

(CONTINUED ON NEXT PAGE)

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