

GREENVILLE

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GREENVILLE CO. S.C.

BOOK 1441 PAGE 420

MORTGAGE

THIS MORTGAGE is made this 15th day of August 19 78, between the Mortgagor, Patrick B. Mullen and Catherine B. Mullen, (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").

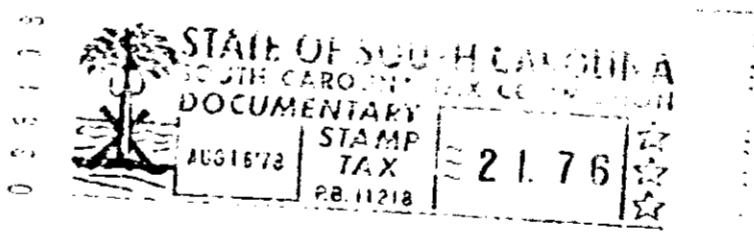
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 improvements thereon, situate, lying and being on the northern side of Woodvale Avenue in the City of Greenville, County of Greenville State of South Carolina and known and designated as Lot No. 219 on plat of Traxler Park made R. E. Dalton, Engineer dated March, 1923 and recorded in the R.M.C. Office for Greenville County in Plat Book F at Pages 114 and 115 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodvale Avenue at the joint front corner of Lots Nos. 219 and 220 and running thence along the line of Lot No. 220, N. 25-23 W., 220 feet to an iron pin; thence N. 64-37 E., 70 feet; thence along the line of Lot No. 218, S. 25-23 E. 220 feet to an iron pin on the northern side of Woodvale Avenue; thence along the northern side of Woodvale Avenue S. 64-37 W., 70 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Laura S. Smith recorded in the R.M.C. Office for Greenville County in Deed Book 1085 at Page 396 on the 16th day of August, 1978.



which has the address of 27 Woodvale Avenue Greenville, South Carolina (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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