

MORTGAGE

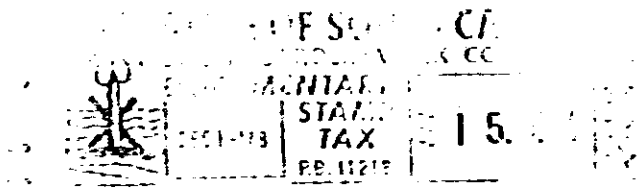
THIS MORTGAGE is made this 30th day of November, 1978, between the Mortgagor, Mary Elizabeth Yarborough, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Six Hundred and No/100 (\$38,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 December 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: in the City of Greenville, being shown on a plat of property of O. P. Mills, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 171, and being shown on said plat as Lot 5, Block K, and being shown on a more recent survey entitled Property of Mary Elizabeth Yarborough, said plat being made by Carolina Surveying Company and dated November 28, 1978, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on West Prentiss Avenue at the joint front corner of Lots 5 and 6 and running with said Avenue, N. 45-27 E., 62 feet to a point at the joint front corner of Lots 4 and 5; thence turning and running with the common line of said lots, S. 44-33 E., 180 feet to a point on the joint rear corner of said lots; thence turning and running S. 45-27 W., 62 feet to a point at the joint rear corner of Lots 5 and 6; thence turning and running with the common line of said lots, N. 44-33 W., 180 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Bill Simpson, Executor of the Estate of Jessie T. Kennerly, dated November 30, 1978, and recorded herewith.



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which has the address of 311 West Prentiss Avenue Greenville, South Carolina 29605 (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."

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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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