

FILED  
JUL 20 1979  
GREENVILLE, S.C.

MORTGAGE

THIS MORTGAGE is made this 6th day of July, 1979, between the Mortgagor, Vincent Paul Howard and Laura W. Howard, (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 Twenty-five Thousand Five Hundred (\$25,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1999.....;

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 the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 98, LaGrand Boulevard, Sherwood Forest, plat of which is recorded in the RYC Office for Greenville County in Plat Book B3, Pages 30 and 31 and CG, Pages 2 and 3, and having, according to said plats, the following metes and bounds, to wit:

Beginning at an iron pin on the west side of LaGrand Boulevard joint front corner of Lots 98 and 99, and running thence S 88-30 W 150 feet to an iron pin; thence N 1-30 W 70 feet to an iron pin; thence N 88-30 E 150 feet to an iron pin on LaGrand Boulevard, joint front corner of Lots 74 and 98; thence along LaGrand Boulevard S 1-30 E 70 feet to an iron pin, the point of beginning.

This is the same property heretofore granted to the Mortgagors herein by deed from Stephen E. Taylor and Carroll C. Taylor, dated July 6, 1979 and recorded July 9, 1979 in the RYC Office for Greenville County in Deed Book 1106 at Page 832.

RECORDS OF SOUTH CAROLINA  
DOCUMENTARY  
JUL 13 1979

which has the address of 310 LaGrand Boulevard, Greenville, S. C. (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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