

FILED
GREENVILLE CO. S. C.
JUL 27 4 39 PM '79
OGNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 26th day of July, 1979, between the Mortgagor, George R. Randolph, (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").

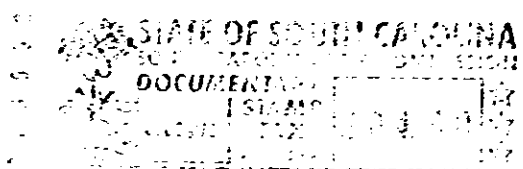
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand and No/100 (\$11,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1994;

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 situate, lying and being in Greenville County, State of South Carolina, on the southwest side of Hudson Street, being the front portion of Lot No. 2 as shown on plat of Property of Thomas W. Butler, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book T, Page 221 and according to said plat by C. C. Jones, Engineer, dated July 28, 1966, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Hudson Street, 152.8 feet from southeast intersection of Hudson Street and Cason Street; thence with Hudson Street, S. 44-48 E., 101.6 feet; thence S. 35-30 W., 150 feet; thence with a new line through Lot No. 2, N. 44-48 W., 101.6 feet; thence N. 35-30 E., 150 feet to the beginning.

This is the same property conveyed to the mortgagor herein by deed of Karen H. McCoy dated July 26, 1979 and recorded in the R.M.C. Office for Greenville County even date herewith.



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which has the address of 6 Hudson Street, 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 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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