

## **MORTGAGE**

CONTITUDITY.
THIS MORTGAGE is made this
(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 One thousand_four_hundred
and seventy five and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated, (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 15, 1983
with the balance of the indebtedness, if not sooner paid, due and payable of
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: being known as and designated as Lot Number 25 of the Buxton
Subdivision, as shown on plat recorded in Plat Book 4-N at Pages 2, 3 and 4 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:
Beginning at an iron pin on the northern side of Bexhill Court and running thence, S 58-26 W 39.4 feet to an iron pin; thence, S 38-19 W 40.6 feet to an iron pin; thence, N 51-41 W 175 feet to an iron pin; thence, N 30-33 E 80 feet to an iron pin; thence, N 74-49 E 72.35 feet to an iron pin; thence, S 30-45 E 167.3 feet to the point of beginning.
This is the same property conveyed to the mortgagors by deed of William L. Shealy and Shirley Annette Shealy dated September 27, 1977 and recorded of even date herewith.
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102 Bexhill Court, Greenville, S.Carolina
which has the address of [Street] [City]

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 ail 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."

(herein "Property Address");

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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