

S.C.  
JUL 8 1982  
SLEY

# MORTGAGE

THIS MORTGAGE is made this 8th day of July 1982, between the Mortgagor, Marvin B. Murrell and Patricia L. Murrell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of 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 Sixty-Four Thousand and no/100 (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1997;

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 the buildings and improvements thereon, lying and being on the northeasterly side of Stonehill Court, near the City of Greenville, South Carolina, and being designated as Lot No. 377, Map 6, of Sugar Creek, as recorded in the RMC Office for Greenville County, S.C., in Plat Book 6H, Page 63, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Stonehill Court, joint front corner of Lots 377 and 378 and running thence along the common line of said lots N. 45-05 E. 170.15 feet to an iron pin, in the rear line of Lot 373; thence along the rear line of said lot N. 37-22 W. 86.77 feet to an iron pin in the rear line of Lot 375; thence along the rear line of said lot S. 53-54 W. 95.69 feet to an iron pin, joint rear corner of Lots 375 and 376; thence along the rear line of Lot 376 S. 62-48 W. 141.04 feet to an iron pin on the northeasterly side of Stonehill Court; thence along said Court S. 38-43 E. 52.94 feet to an iron pin; thence continuing with said Court S. 74-27 E. 53.74 feet to an iron pin; thence continuing with said Court on a curve the chord of which is S. 75-56 E. 51.55 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to Mortgagor by deed of Larry Don Woodward and Donna D. Woodward, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY STAMP  
25.90

which has the address of Lot 377 Sugar Creek Subdivision Greer South Carolina 28651 (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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