



THIS MORTGAGE is made this 31st day of December, 1973, between the Mortgagor, R. Larry Rochester

(herein "Borrower") and the Mortgagee, Home Building and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand and No/100ths (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 situate, lying and being in the State of South Carolina, County of Greenville at the Western corner of Tanglewood Drive and Old Easley Bridge Road and being shown as Lot 11-A on a revised plat of Lot 11 of Section 2 of Tanglewood recorded in Plat Book DD at page 52, in the RMC Office for Greenville County, South Carolina, and described as follows: BEGINNING at a stake at the Western corner of Old Easley Bridge Road and Tanglewood Drive, and running thence with the Northwestern side of Old Easley Bridge Road South 59-05 West 82 feet to a stake; thence North 66-03 West 132.3 feet to a stake at the corner of Lot 11-B; thence with the line of Lot 11-B North 59-05 East 158.1 feet to a stake on Tanglewood Drive; thence with the Southwestern side of Tanglewood Drive South 30-55 East 108.1 feet to the BEGINNING corner."

This is the identical property conveyed to R. Larry Rochester by Monroe Durham and Guynell R. Durham by deed dated October 11, 1973, and recorded in Book of Deeds at page in the RMC Office for Greenville County, South Carolina.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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