Mail to: 1404 206 74

SOUTH CARCIER FERE

GREENVILLE, S.C.

MORTGAGE

THIS MORTGAGE is made this fifteenth day of July

19..77. between the Mortgagor, ... Robert .A. . Merrill and .Joan. A. . Merrill (herein "Borrower"), and the Mortgagee. South Carolina Federal Savings & Loan Association

(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 .-Thirty-two Thousand Five Hundred and no/100ths (\$32,500).-Dollars, which indebtedness is evidenced by Borrower's note dated. July 15., 1977. (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on ... June 1, 2007

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 lot of land in the State of South Carolina, County of Green-ville, situate on the southeastern corner of the intersection of Confederate Circle and Pinebranch Drive, and being shown as Lot 79 on a plat of Sheffield Forest, Section 3, prepared by Carolina Surveying Company, dated May 26, 1965, recorded in Plat Book III at Page 157 in the R.M.C. Office for Greenville County. Reference is hereby made to said plat for a more complete property description.

DERIVATION: See deed of Philip S. Rovner and Barbara D. Rovner to Robert A. Merrill and Joan A. Merrill to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

x

Я

₹

which has the address of 409 Confederate Circle Taylors

SC 29687 (herein "Property Address");

[State and Zip Code]

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.