

AUG 1 10 05 AM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1405 PAGE 613

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1977, between the Mortgagor, Shamsunisah Jaffer Sange (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 Forty Three Thousand Dollars (\$43,200.00) and Two Hundred Dollars, which indebtedness is evidenced by Borrower's note dated July 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.

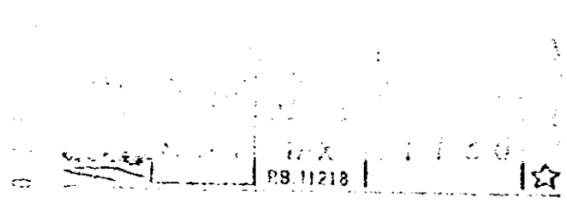
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land lying in the State of South Carolina and County of Greenville, shown as Lot 144 on plat of Kingsgate, Section 2, recorded in Plat Book 5-D at page 23 and having the following courses and distances:

BEGINNING at an iron pin on Swindon Circle, Joint front corner of Lots 143 and 144 and running thence with Swindon Circle N. 57-23 E. 120 feet to an iron pin, joint front corner of Lots 144 and 145 thence with joint line of said Lots S. 32-37 E. 154 feet to an iron pin, joint rear corner of said lots; thence along rear line of Lot 144, S. 58-15 W. 120.1 feet to an iron pin, joint rear corner of Lots 143 and 144; thence with joint line of said lots N. 32-37 W. 152.55 feet to an iron pin, the point of beginning.

This conveyance is the identical property conveyed to Shamsunisah Jaffer Sange by deed of Devenger Road Land Company, a partnership on July 29, 1977 and being duly recorded in the R.M.C. Office for Greenville County on August 21, 1977 in Deed Book 1061 at page 546.

This conveyance is subject to restrictions and protective covenants being duly recorded in Deed Book 994 at page 177 in the R. M. C. Office for Greenville County.



which has the address of Lot 144 Swindon Circle Greenville, South Carolina (herein "Property Address");
[State and Zip Code] [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 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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