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MORTGAGE

M.M.U.
THIS MORTGAGE is made this
TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States P. O. Box 455, Travelers Rest, S. C. 23 S. Main St. (herein "Lender").
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-eight Thousand and no/100
Dollars, which indebtedness is evidenced by Borrower's note dated. October 31, 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 October 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 ofGreenville, State of South Carolina:
ALL that certain piece, parcel or tract of land located on the northern side of Jackson Grove Road and the eastern side of Walker Road and having the following metes and bounds according to plat entitled "Property of Mildred S. Center" dated October 31, 1973 by Campbell and Clarkson Surveyors, Inc.:
BEGINNING at a point in the center of Jackson Grove Road which point is located 185.7 feet east of the intersection of the center line of Jackson Grove Road with the center line of Walker Road and from said point of Beginning running N. 25-06 E. 742.43 feet to a point; thence N. 88-25 W. 666.07 feet to a point in the center of Walker Road; thence with the center line of Walker Road N. 14-02 W. 180.3 feet to a point; thence N. 13-27 W. 168.3 feet to a point; thence N. 13-59 W. 297.48 feet to a point; thence N. 12-54 W. 635.2 feet to a point at the corner of property now or formerly owned by Walker; thence with the line of said Walker property S. 73-10 E. 509.3 feet to an iron pin in creek; thence with the creek as the line the traverse lines of which are as follows: N. 55-13 E. 131.62 feet; thence N. 64-04 E. 59.7 feet; thence N. 60-09 E. 103.9 feet to a point in the center line of the river; thence with the river as the line the traverse lines of which are as follows: S. 44-07 E. 72.9 feet; thence S. 70-28 E. 159 feet; thence S. 54-11 E. 125.83 feet; thence S. 42-09 E. 181.97 feet; thence S. 25-54 E. 116.93 feet; thence S. 49-58 E. 230.9 feet; thence S. 58-04 E. 163.9 feet; thence S. 74-05 E. 100 feet; thence N. 59-18 E. 40 feet; thence N. 23-13 E. 130 feet; thence N. 27-24 E. 102.68 feet; thence leaving the river and running S. 65-14 E. 73.6 feet to an iron pin in the line of property now owned by Hugh Cowan; thence with the line of said Cowan property and with the line of Jackson Grove Church property S. 05-16 W. 1,929.3 feet to an iron pin in the old road bed; thence N. 63-40 W. 178.8 feet to a point; thence N. 53-16 W. 131 feet to a point; thence N. 63-40 W. 178.8 feet to a point; thence N. 53-16 W. 131 feet to a point; thence N. 34-35 W. 45.45 feet to a point in Jackson Grove Road; thence With the center line of said road N. 54-37 W. 269.8 feet to a point; thence N. 57-15 W. 235.75 feet to the mortgagor herein by deed of J. D. Stargel,

recorded October 28, 1966 in deed book 808, page 380, Greenville County R.M.C.

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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT

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