## **MORTGAGE**

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Two Hundred Fifty and 00/100 ------ Dollars, which indebtedness is evidenced by Borrower's note dateNovember 22, 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 December 1, 1997

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 62 of Dixie Heights Subdivision, as shown pn plat thereof which is of record in the Office of the RMC for Greenville County, S. C. in Plat Book H, at Page 46, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an ironpin on the western side of Dixie Avenue at the joint front corner of Lots 62 and 63 and running thence with the line of Lot 63 N. 46-48 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 27, 28, 62 and 63; thence with the line of Lot 28 S. 43-12 W. 50 feet to an iron pin at the joint rear corner of Lots Nos. 28, 29, 61 and 62; thence with the line of Lot 61 S. 46-48 E. 100 feet to an iron pin on the western side of Dixie Avenue, at the joint front corner of Lots Nos. 61 and 62; thence with the western side of Dixie Avenue N. 43-12 E. 51 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Bertie L. Cox, dated November 22, 1977 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1049, at Page 2 on November 23, 1977.

which has the address of 111 Dixie Avenue Greenville, S.C.

(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.

SOUTH CAROLINA of the 4 Family 6-25. FAMA PHIMCU SIFORM ENTRUMENT (with amendment adding Para (4)

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