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GREENVILLE CO. S.C.

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BOOK 1441 PAGE 898

## MORTGAGE

THIS MORTGAGE is made this 22nd day of August, 1978, between the Mortgagor, George R. Richardson, Jr. and Sharon A. Richardson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Three Hundred Fifty and NO/100ths (24,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008.

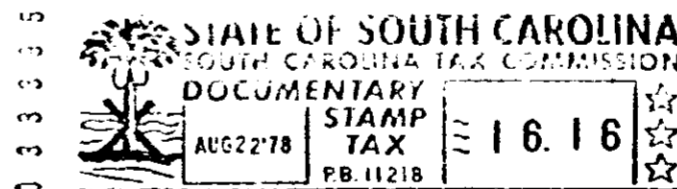
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 392 on plat entitled "Del Norte Estates, Section III," recorded in Plat Book 4N, at Pages 14 and 15 in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Hilbourne Court, joint front corner of Lots Nos. 391 and 392, and running thence with the common line of said lots, S 73-14 W. 140.2 feet to a point; thence, N. 8-11 W. 84.7 feet to a point; thence, N. 17-00 E. 25.9 feet to a point; thence N. 57-31 E. 39.6 feet to a point on the edge of Ladbroke Road; thence running with said Road the following: S. 84-50 E. 29.2 feet; N. 80-03 E. 50.0 feet; S. 65-34 E. 31.8 feet to a point on the edge of Hilbourne Court; thence with said Court, S. 15-04 E. 34.0 feet to a point; thence, S. 11-02 W. 50.9 feet to a point, the point of beginning.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed unto George R. Richardson, Jr. and Sharon A. Richardson by deed of William Larry Williams and Nancy H. Williams dated and recorded concurrently herewith.



which has the address of 2 Ladbroke Road Greenville,  
(Street) (City)  
South Carolina (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 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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