MORTGAGE FRANK, F. CO. S. C. VA 1475 FACE 394

Jul 31 PH 179

Julyonne S. Tarkersley 27# day of THIS MORTGAGE is made this between the Mortgagor, Hasmukh J. Patel (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

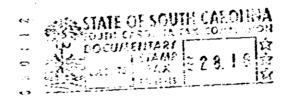
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand Three Hundred Sixty and no/100-----Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009

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 with the buildings and improvements thereon, lying and being on the Northwesterly side of Berrywood Court near the City of Greenville, State of South Carolina, being known and designated as Lot No. 34 on a plat entitled Map No. 7, Sugar Creek as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C, at page 115 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwesterly side of Berrywood Court, said pin being the joint front corner of Lots No. 34 and 35 and running thence with the common line of said Lots N. 14-13056 W., 184 59 feet to an iron pin, the joint rear corner of Lots No. 34 and 35; thence S. 53-29-17 W., 71.72 feet to an iron pin; thence S. 30-43-23 W., 75.27 feet to an iron pin; thence S. 14-13-13 W., 79.34 feet to an iron pin, the joint rear corner of Lots No. 33 and 34; thence with the common line of said lots, S. 76-01-43 E., 128.55 feet to an iron pin on the Northwesterly side of Berrywood Court; thence with the Northwesterly side of Berrywood Court on a curve, the chord of which is N. 44-52-11 W., 51.35 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Cothran and Darby Builders, Inc., dated July 27, 1979, to be recorded herewith.



which has the address of

Lot 34, Berrywood Court

Greer (City)

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(Street) (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 crected on the property, and all essements, rights, appartenances, 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 Janfully 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 Londer's interest in the Property.

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