FILED FANT & FANT ATTYS.
GREENVILLE CO. S. C.
MAY 27 2 45 PM '77
JOHNNIE S. TANKERSLEY
R.M.C.

GREENVILLE CO. S. C.
MAY 27 3 42 PM '77
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 27 day of May, 1977, between the Mortgagor, Ralph Tucker, Jr. and Bobbie J. Tucker (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 Twenty One Thousand Three Hundred Fifty and NO/100($21,350.00)-- Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 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, 2002;

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 in Austin Township, Greenville County, State of South Carolina, near Mauldin, and being shown and designated as Lot No. 56 of a sub-division known as Glendale, a plat of which is of record in the RMC Office for Greenville County, S. C. in Plat Book "GG", at Pages 32 and 33, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Drury Lane at the joint front corner of Lots 55 and 56 and running thence N. 42-54 E. 111.6 feet to a point; thence N. 06-42 E. 95 feet to a point at the joint rear corner of Lots 55 and 56; thence N. 86-52 W. 95 feet to a point at the joint rear corner of Lots 56 and 57; thence S. 80-15 W. 110.4 feet to a point on the northeastern side of Drury Lane at the front corner of Lot 56; thence with the northeastern side of Drury Lane S. 35-40 E. 200.3 feet to the point of beginning.

This being the same property conveyed to Ralph Tucker, Jr. and Bobbie J. Tucker by Deed of R. M. Wilder and Lillian B. Wilder dated May 27, 1977, to be recorded herewith:

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAY 27 77
P.B. 11218
08.56

which has the address of 101 Drury Lane, Mauldin, South Carolina (herein "Property Address");
[Street] [City] [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 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.

(CONTINUED ON NEXT PAGE)