

JUN 17 12 30 PM '77

MORTGAGE

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THIS MORTGAGE is made this 17th day of June 1977, between the Mortgagor, Ben L. Fuller and Donna Fuller (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").

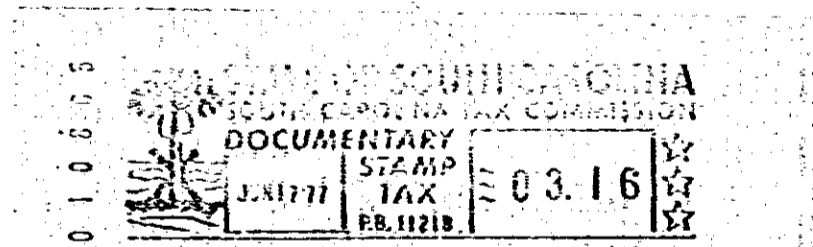
WHEREAS, Borrower is indebted to Lender in the principal sum of \$7,850.00 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1982

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 tract of land in Paris Mountain Township, containing 1.7 acres as shown on plat of property of Richard H. Case and Janet H. Case made by Campbell and Clarkson surveyors, June 22, 1972, recorded in the RMC Office for Greenville County in Plat Book 4Q at Page 136 and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the east side of North Parker Road at the joint corner with Tract No. 1, now or formerly owned by G. F. Wakefield, and running thence with said road N. 20-47 E. 90.6 feet to a point on said road; thence continuing with said road, N. 19-37 E. 85 feet to a point on said road; thence continuing with said road N. 42-51 E. 100 feet to a point on said road; thence N. 60-59 E. 64 feet to a point on said road; thence continuing along the line of said road the following courses and distances: S. 18-33 E. 122.1 feet, S. 22-22 E. 102 feet, S. 19-53 E. 108.7 feet to a point on said road; thence along the line of other property of Ann D. Walters, S. 58-03 W. 232.1 feet to an iron pin in the line of Tract No. 1, now or formerly the Wakefield property; thence with the line of said tract N. 11-40 W. 195 feet to the beginning corner.

This being the same property conveyed to the Grantor by William Harold Fuller executed June 17, 1977, and recorded in Deed Book 1058 at Page 182 on June 17, 1977, in the RMC Office for Greenville County. Address of mortgagee: 1500 Hampton Street, Columbia, South Carolina.



which has the address of Route 7, North Parker Road, Greenville, South Carolina 29601 (Street) (City) (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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