

MORTGAGE

THIS MORTGAGE is made this 15th day of December 1977, between the Mortgagor, James S. Brannon and Katherine S. Brannon, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Thirty-Three Thousand Seven Hundred Twenty-Five and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 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 November 2, 1977.

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, at the northeastern corner of the intersection of Coral Drive and Strand Court and being known and designated as Lot No. 19 on plat of Coral Ridge recorded in the S. L. S. Office for Greenville County in Flat Book "W-1", at Page 118 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Coral Drive at the joint front corner of Lots Nos. 18 and 19 and running thence along said Drive N. 3-50 E. 70 feet to an iron pin; thence with the curve of the intersection of said Drive and Strand Court N. 49-17 E. 35.5 feet to an iron pin; thence along the southern side of Strand Court S. 87-14 E. 135 feet to an iron pin; thence S. 0-55 W. 27.5 feet to an iron pin; thence along the joint line of Lots Nos. 18 and 19 N. 86-10 W. 165 feet to the point of beginning.

This being the same property conveyed to the Mortgagors from Michael Jerome Brannon by deed recorded in the S. L. S. Office for Greenville County, S. C., in Deed Book Page 169, recorded

which has the address of 160 Coral Drive, Taylors South Carolina (herein "Property Address");
(Name 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.