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GREENVILLE CO. S.C.
APR 27 11 46 AM '78
CLERK OF COURTS

APR 14 30 PAGE 136

MORTGAGE

THIS MORTGAGE is made this 27 day of April, 1978, between the Mortgagor, William P. Rudisill, Jr. and Laura L. Rudisill, (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 Twenty-Seven Thousand Two Hundred and No/100 (\$27,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 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 May 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville on the southern side of Montclair Drive (formerly known as Fairview Avenue) and being known and designated as Lot 24 and the western half of Lot 25 of Block G of Highland Terrace as shown on a plat recorded in the RMC Office for Greenville County in Plat Book "K" at page 121 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Montclair Drive (formerly known as Fairview Avenue) at the joint front corner of Lots 23 and 24 and running thence with the joint line S. 09-52 W. 150 feet to a point on a 15-foot alley; thence with the northern side of said alley S. 80-08 E. 50 feet to a point in the rear line of Lots 24 and 25; thence S. 80-08 E. 25 feet to a point in the center of Lot 25; thence through the center of Lot 25, 25 feet from and parallel to the side thereof, N. 09-52 E. 150 feet to a point on the southern side of Montclair Drive (formerly known as Fairview Avenue); thence with the southern side of Montclair Drive N. 80-08 W. 25 feet to the joint front corner of Lots 24 and 25; thence continuing N. 80-08 W. 50 feet to the iron pin at the point of beginning.

The above-described property is the same acquired by the Mortgagors by deed from Lucy R. Stewart dated April 27, 1978, to be recorded herewith.

which has the address of 107 West Montclair Drive; Greenville, South Carolina, (herein "Property Address");

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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