

P.O. Box 937, Greenville, South Carolina 29602

BOOK 1433 PAGE 918

FILED  
GREENVILLE CO. S. C.

JUN 1 12 17 PM '78

LOANIE S. TANKERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 1st day of JUNE, 1978, between the Mortgagor, HENRY C. EGAN AND KAROLE K. EGAN

\_\_\_\_\_, (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").

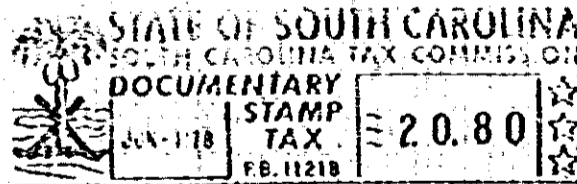
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-TWO THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1, 2003

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 improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 132 of a subdivision known as Kingsgate as shown on plat thereof prepared by Piedmont Engineers & Architects, January 9, 1969 and recorded in the R.M.C. Office for Greenville County in Plat Book WW, at Pages 44 and 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a turnaround at the end of Swindon Court, at the joint front corner of Lots Nos. 132 and 133, and running thence along the joint line of said lots, S. 44-06 E. 165.6 feet to an iron pin on the line of a lot designated "Reserved by Owner"; thence along the line of that lot, N. 60-40 E. 145.0 feet to an iron pin on the line of a lot designated "Others"; thence along the line of that lot, N. 38-36 W. 175.0 feet to an iron pin at a rear corner of Lot No. 123; thence along the line of that lot, N. 26-21 W. 32.0 feet to an iron pin at a rear corner of Lot No. 130; thence along the line of that lot, following a sanitary sewer easement, S. 59-57 W. 116.5 feet to an iron pin on said turnaround; thence following the curvature of said turnaround, the chords being S. 1-08 E. 35.0 feet, and S. 36-20 W. 30.0 feet to the beginning corner.

Derivation: Deed Book 1080, Page 223 - Henry C. Egan and Karole K. Egan 6/1/78



which has the address of 10 Swindon Court, Greenville  
S. C. 29615 (herein "Property Address");  
[State and Zip Code] [Street] [City]

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.

GCTO ----- ON 178 1204

5.5001

4328 RV-2