

FILED
GREENVILLE CO. S.C.
AUG 21 9 35 AM '78
EDDIE G. TANKERSLEY
R.M.C.

First Federal Savings
& Loan Association
P.O. Drawer 408
Greenville, S.C. 29602

BOOK 1442 PAGE 100

MORTGAGE

THIS MORTGAGE is made this 18th day of August, 1978, between the Mortgagor, Evelyn B. Skelton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand and No/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 September 1, 1998.....;

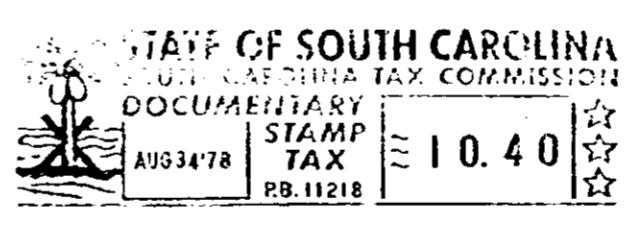
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those pieces, parcels or lots of land in Gantt Township, Greenville County, State of South Carolina, on the South side of Welcome Street, near the City of Greenville, being a portion of lots 4,5 and 6, as shown on a plat of property of O.T. White, made by W.J. Riddle, in April, 1944, recorded in the R.M.C. Office for Greenville County in Plat Book 0 at Page 147, and according to a more recent survey prepared by C.C. Jones is described as follows:

BEGINNING at a stake on the South side of Welcome Street, 745 feet East from White Horse Road, and running thence with the South side of Welcome Street, S. 58-08 E. 120 feet to a stake; thence S. 41-58 W. 130 feet to a stake; thence S. 24-30 E. 30 feet to a stake; thence S. 66-15 W. 137.9 feet to a stake; thence N. 56-20 W. 100 feet to a stake at corner of Lot 4; thence with line of said lot, N. 47-59 E. 109.2 feet to a stake; thence N. 37-22 E. 154.7 feet to the beginning corner.

THIS is the same property conveyed to the mortgagor herein by deed of A.B. Skelton as recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 506 at Page 10, on August 12, 1954.

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which has the address of 23 Welcome Road, Greenville, S.C. 29611 (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.

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