

Mortgagee's address: 301 College Street, Greenville, SC 29601

GREENVILLE CO. S.C.  
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COUNTY CLERK'S OFFICE

# MORTGAGE

THIS MORTGAGE is made this 5th day of October, 1978, between the Mortgagor, Mary Jane Foster Lawrence (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 Sixty Thousand One Hundred and No/100 (\$60,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 November 1, 2008;

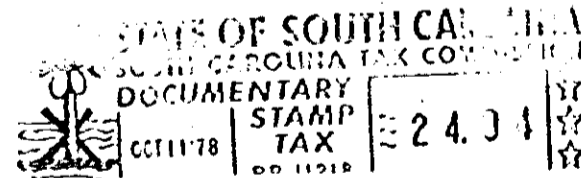
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of Rock Creek Drive, being known and designated as Lot No. 8 of the property of Greenville County Club and Elizabeth G. McCall as shown on plat thereof being recorded in the R.M.C. office for Greenville County in Plat Book KK at Page 67 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Rock Creek Drive, joint front corner of Lots Nos. 7 and 8 and running thence with the joint line of said lots, S. 37-04 E., 271.9 feet to an iron pin on the Northern side of a 25-foot alley; thence, with the Northern side of said 25-foot alley, N. 59-40 E., 90.6 feet to an iron pin, joint rear corner of Lots Nos. 8 and 9; thence with the joint line of said Lots, N. 37-04 W., 283.9 feet to an iron pin on the Southern side of Rock Creek Drive; thence with said Drive, S. 52-56 W., 90 feet to the beginning corner. ALSO, all of the mortgagor's right, title and interest and use in and to the above-mentioned 25-foot alley, the rights in which more fully appear in deed recorded in the R.M.C. Office for Greenville County in Deed Book 569 at Page 161.

This is the same property conveyed to Mary Jane Foster Lawrence and James R. Lawrence by deed of E. Calhoun Haskell, Jr., recorded December 8, 1961 in the Greenville County R.M.C. Office in Deed Book 688 at Page 220. Subsequently, James R. Lawrence conveyed his undivided one-half interest to the within property to Mary Jane Foster Lawrence by deed recorded in the Greenville County R.M.C. Office in Deed Book 877 at Page 226 on October 7, 1969.

Also all the mortgagor's right, title and interest in and to a right of way and easement of a 25 foot alley on the rear of the subject property.



which has the address of 48 Rock Creek Drive, Greenville (City), South Carolina, 29605 (State and Zip Code) (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 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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