

FILED  
GREENVILLE CO. S.C.

BOOK 1448 PAGE 786

OCT 31 10 10 AM '78  
RECORDED & INDEXED

# MORTGAGE

THIS MORTGAGE is made this 31st day of October, 1978, between the Mortgagor, PRAKASH C. MOHANTY, (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").

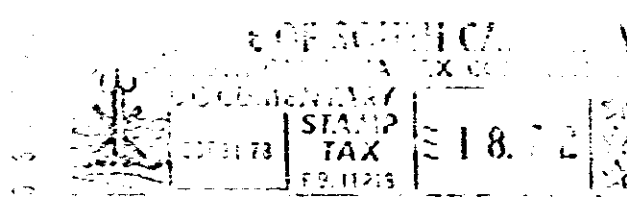
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SIX THOUSAND EIGHT HUNDRED & NO/100 (\$46,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 2 Pheasant Trail on plat of Forrester Woods Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book 4N, page 78, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on the northern side of Pheasant Trail at the joint front corner of Lots 1 and 2 and running thence with the line of Lot 1, N. 27-17 E. 150 feet to iron pin; thence N. 62-43 W. 110 feet to iron pin; thence S. 27-17 W. 150 feet to iron pin on the northern side of Pheasant Trail; thence along Pheasant Trail S. 62-43 E. 110 feet to point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Lawrence J. Elberfeld and Emily E. Elberfeld of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.



which has the address of 102 Pheasant Trail, Mauldin, (Street) (City) South Carolina 29662 (herein "Property Address"); (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.

GCTO --- 1 OCT 31 78 E10 3.5001

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