

Box 408, Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

BOOK 1440 PAGE 241

NOV 3 3 30 PM '78
COUNTY CLERK'S OFFICE
GREENVILLE, S. C.

MORTGAGE

THIS MORTGAGE is made this 3rd day of November, 1978, between the Mortgagor, Eunice E. Rochester, (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 Thirty Two Thous and and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 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 August 1, 2009.....;

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 _____, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 60 on plat of Berea Heights, Section 4, recorded in Plat Book QQQ at page 23 A and having the following courses and distances as follows:

BEGINNING at an iron pin on Hardwick Drive, joint front corner of Lots 60 and 61 and running thence with the joint line of said lots, N. 50-50 E. 182.0 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 60, S. 56-10 E. 100 feet to an iron pin, joint rear corner of Lots 59 and 60; thence along the joint line of said lots, S. 40-56 W. 193 feet to an iron pin on Hardwick Drive; thence along said drive, N. 55-14 W. 76.5 feet and N. 39-10 W. 56.4 feet to an iron pin, the point of beginning.

Being the same property conveyed by Bobby Gene Jones by deed recorded herewith.

SEARCHED
SERIALIZED
INDEXED
NOV 12 1978
CLERK'S OFFICE
GREENVILLE, S. C.

GCTO -----2 NO3 78 1261
GCTO -----2 NO3 78 1262
• 15C1

which has the address of Hardwick Drive, Greenville, S. C.,
(Street) (City)

(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.

4328 RV-2