

MORTGAGE

THIS MORTGAGE is made this 17th day of November, 1978, between the Mortgagor, ANNE C. BIELER, (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").

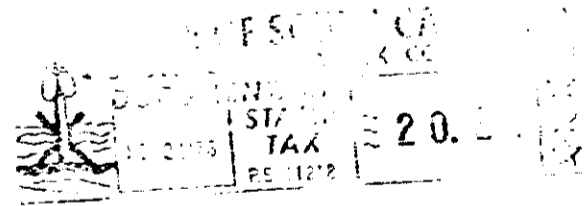
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND, FIVE HUNDRED FIFTY AND NO/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northern side of Gray Fox Square, in Greenville County, S. C. being shown and designated as Lot No. 51 on Section 1 of Gray Fox Run made by C. O. Riddle, Surveyor, dated November 6, 1975, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-P, page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gray Fox Square at the joint front corners of Lots Nos. 50 and 51; and running thence with the common line of said lots, N. 2-36 E., 150 feet to an iron pin; thence along the rear line of Lot No. 70, N. 87-24 W., 95 feet to an iron pin at the joint rear corners of Lots Nos. 51 and 52; thence with the common line of said lots, S. 2-36 W., 150 feet to a point on Gray Fox Square; thence along the northern side of Gray Fox Square, S. 87-24 E., 95 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagor herein by deed of United Builders, Inc., to be recorded herewith.



GC10 -----5 NO21 78 1021

which has the address of Lot No. 51, Gray Fox Square, Taylors, S. C. 29687 (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 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.

4180

4328 RV-2