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FILED
GREENVILLE CO. S. C.
SEP 3 3 12 AM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 2nd day of September, 1980, between the Mortgagor, Archie Gerald Stroud and Lois C. Stroud, (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 Eighty thousand (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010

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, situate, lying and being on the southeasterly side of Runnymede Road, near the City of Greenville, being shown and designated as Lot 95 on a Plat of FOXCROFT, Section I, recorded in the RMC Office for Greenville County in Plat Book 4-F, at Pages 2, 3 and 4, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeasterly side of Runnymede Road, said pin being the joint front corner of Lots 95 and 96, and running thence with the common line of said Lots, S 39-10 E, 202.2 feet to an iron pin, joint rear corner of Lots 95 and 96; thence S 75-25 W, 67.1 feet to an iron pin; thence S 22-27 W, 32.5 feet to an iron pin, joint rear corner of Lots 94 and 95; thence with the common line of said Lots, N 52-09 W, 170 feet to an iron pin on the southeasterly side of Runnymede Road; thence with said Road, N 37-51 E, 80.3 feet to an iron pin; thence continuing with said Road, N 43-54 E, 50 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., recorded August 23, 1972, in Deed Book 952, at Page 567.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

which has the address of 6 Runnymede Road, Greenville, S. C. 29615,
(Street) (City)
(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 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.

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