

REGULATION NO. 22
COMPLIED WITH
file

GREENVILLE CO. S. C.

MAY 14 11 34 AM '73

BOOK 1277 PAGE 305

DOMINE & TANKERSLEY
MORTGAGE

THIS MORTGAGE is made this.....day of..... May 11,....., 19 73.,
between the Mortgagor, JAMES D. SWAFFORD

..... (herein "Borrower"),
and the Mortgagee, SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation
organized and existing under the laws of..... South Carolina, whose address
is P. O. Box 937, Greenville, South Carolina 29602..... (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND
FOUR HUNDRED TWENTY FIVE Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on..... May 10,.....
2003.....;

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 in the State of South Carolina,
County of Greenville, being known and designated as Lot No. 3 on a
Plat of property of R. C. Ayers prepared by C. O. Riddle, Surveyor,
recorded in the RMC Office for Greenville County in Plat Book 4N at
page 46 and having, according to said plat, the following metes and
bounds, to wit:

BEGINNING at an iron pin at the approximate center of Brown Road,
joint front corner of Lots No. 2 and 3 and running thence along the
line of Lot No. 2, S. 88-44 W., 314.4 feet to an iron pin; thence
N. 1-16 W., 140 feet to an iron pin; thence with the joint line of
Lots No. 3 and 4, N. 88-44 E., 309.6 feet to a point in the center
of Brown Road; thence with the center of said Road, S. 3-12 E., 140.1
feet to the point of beginning.

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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.