

RECORDED
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DONNIE S. TANKERSLEY
F.M.C.
MORTGAGE

THIS MORTGAGE is made this 21st day of June, 19 73,
between the Mortgagor, E. Douglas Patton and Kennon H. Patton

(herein "Borrower"),
and the Mortgagee, Security Federal Savings & Loan Association, a corporation
organized and existing under the laws of South Carolina, whose address
is E. Camperdown Way, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Five
Hundred and No/100 (\$3,500.00) 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 June 10, 1983

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 the improvements thereon, sit, lying
and being in or near Greenville, in the City of Greenville, State of South Carolina
and being more particularly described as Lot No. 430, Section 2, as shown on plat
entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina"
made by Dalton & Neves Engineers, Greenville, South Carolina, February 1959, re-
corded in the R.M.C. Office for Greenville City in Plat Book QQ at pages 56-59,
and according to said plat the within described lot is also known as No. 37, and
being more particularly described as follows:

BEGINNING at an Iron Pin at the joint front corners of lots 430 and 431, thence
along Ross Street S 49-02 E 77 feet to an Iron Pin; thence S 22 -24 W 66.3 feet
to an Iron Pin, the joint front corner of lots 430 and 456; thence S 72-10 E 95.4
feet to an Iron Pin; thence N 46- 57 W 10.5 feet to an Iron Pin; thence along the
joint line of lots 430+431 N 40-58 E 100 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 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 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.