

FILED
GREENVILLE, CO. S. C.
JAN 15 1 44 PM '74
DORIS S. TANKERSLEY

BOOK 1299 PAGE 671

MORTGAGE

MORTGAGE is made this 15th day of January, 1974,
between the Mortgagor, Joyce Lee Snell

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

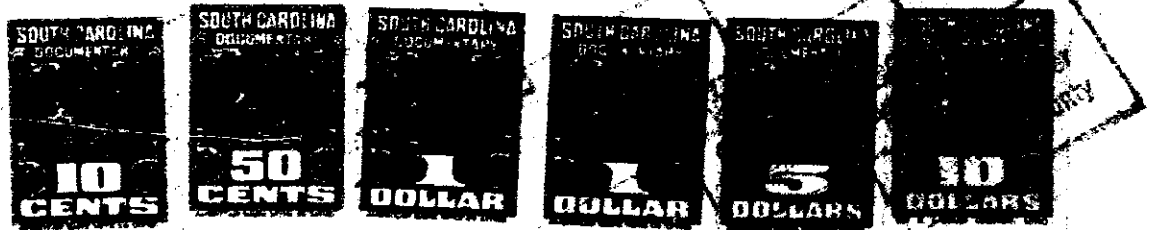
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four
Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on January 10, 1999.

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 lot of land with the buildings and improvements
thereon, situate at the southwest corner of intersection of Byrd
Boulevard (formerly Ridge Drive) and Douglas Drive in the City of
Greenville, Greenville County, South Carolina, being shown as Lot
Nos. 27, 28 and a portion of Lot No. 30, adjacent thereto,
on a plat of Country Club Estates, made by Dalton & Neves, Engineers,
October, 1926, recorded in the RMC Office for Greenville County in
Plat Book G at pages 109 and 191, according to said plat, the
following metes and bounds, to-wit:

Beginning at an iron pin at the southwest corner of the
intersection of Byrd Boulevard and Douglas Drive, and running thence
with the west side of Byrd Boulevard, S. 23-30 E. 100 feet to an
iron pin; thence with the line of Lot No. 29 and across Lot No. 30,
S. 66-38 W. 188.2 feet to an iron pin; thence through Lot No. 30,
N. 23-22 W. 100 feet to an iron pin on the south side of Douglas
Drive; thence with the south side of Douglas Drive, N. 66-38 E. 188
feet to the beginning corner.

This is the same property conveyed to the Mortgagor
by deed of Perry M. Parrott, Jr. dated January 15, 1974 and to be
recorded in the R. M. C. Office for Greenville County, South
Carolina.



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.