

## MORTGAGE

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THIS MORTGAGE is made this First day of August, 1974,  
between the Mortgagor, Femia P. Treadway

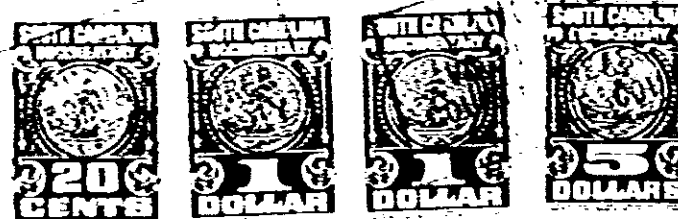
(herein "Borrower"),  
and the Mortgagee, Security Federal Savings & Loan Association, a corporation  
organized and existing under the laws of The United States of America, whose address  
is East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand  
and No/100 (\$18,000.00) 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 July 10, 2004

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:

AJL that certain piece, parcel, or lot of land situate, lying and being in  
the State of South Carolina, County of Greenville, on the northerly side of  
Foxcroft Court being shown and designated as Lot #40 on a plat entitled  
"Final Plat, Revised, Map No.2, Foxcroft, Section 2", recorded in the RMC  
Office for Greenville County, South Carolina, Plat Book 4N, pages 36 and 37,  
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Red Fox Court at the joint  
front corner of Lot 39 and 40 and running thence with the common line of  
said lots N. 72-00 W. 161.7 feet to an iron pin at the joint rear corner of  
Lots 39 and 40; thence with the rear lot line of Lot 22 N. 36-45 E. 140.1  
feet to an iron pin at the common corner of Lots 20, 21, 22, and 40; thence  
with the common line of Lots 20 and 40 S. 85-35 E. 100.1 feet to an iron  
pin at the joint rear corner of Lots 40 and 41; thence with the common line  
of said Lots 40 and 41 S. 11-16 E. 140.3 feet to an iron pin on the northerly  
side of Red Fox Court; thence with the northerly side of Red Fox Court, on  
a curve, the chord of which is S. 73-09 W. 60 feet to an iron pin, 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.

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