

MORTGAGE

1339 PAGE 905

THIS MORTGAGE is made this 22nd day of May, 1975, between the Mortgagor, Russell Stolp and Jo. Ann Stolp

(herein "Borrower"), and the Mortgagee, Family Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is # 3 Edwards Bldg., 600 N. Main Street, Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand Seven Hundred Fifty and no/100ths 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 1, 1995

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 situate on the east side of Carolina Avenue, in the City of Greenville, County of Greenville, South Carolina, being shown and designated as Lot No. 7, Block J, Section 5 on a plat of East Highland Estates, made by Dalton and Neves, Surveyors, dated February, 1941 and recorded in the R.M.C. Office for Greenville County in Plat Book K at Pages 79-80. Reference is hereby made to said plat for a more complete description.

ALSO: All that certain piece, parcel or lot of land with all improvements thereon, being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 61 of College Heights Subdivision as shown on a plat of College Heights by Dalton and Neves, Surveyors, dated August, 1946 with said plat being recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 75. Reference is hereby made to said plat for a more complete description.

ALSO: All of that lot of land in Greenville County, State of South Carolina, in the Berea Section, known as Lot No. 9 on a plat of Huntly Acres, recorded in the R.M.C. Office for Greenville County in Plat Book WW, Page 20, said plat being dated June 3, 1968 and prepared by R. B. Bruce, Registered Surveyor. Reference is hereby made to said plat for a more complete description.



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 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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