

GREENVILLE CO. S. C.

FEB 2 3 15 PM '76
DONNIE S. TANKERSLEY
R.H.C.

GREENVILLE, SOUTH CAROLINA 29611
MORTGAGE

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THIS MORTGAGE is made this 30th day of January 1976, between the Mortgagor, James W. Altman and Patsy S. Altman (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Two Hundred Fifty and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001

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 certain piece, parcel or lot of land situate, lying and being on the east side of Fore Avenue in the City of Greenville, County of Greenville, State of South Carolina being shown as Lot No. 15, Block F, Section III, on plat of East Highlands Estates recorded in the R.M.C. Office for Greenville County in Plat Book K at Page 36 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Fore Avenue joint front corner of Lots #15 and 16 of Block F and running thence along the line of Lot 16 N 85-00 E 143.2 feet to an iron pin on the West side of a 5 foot strip of land reserved for utilities; thence along the edge of said strip of land N 1-25 W 65.1 feet to an iron pin; thence along the line of Lot 14 S 86-53 W 149 Feet to an iron pin on the East side of Fore Avenue; thence with the East side of Fore Avenue S 6-26 E 70 feet to the point of beginning.



which has the address of # 25 Fore Avenue Greenville (Street) (City) South Carolina (herein "Property Address"); (State and Zip Code)

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 if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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