

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

300-1360-399

THIS MORTGAGE is made this 18th day of February 1976, between the Mortgagor, Joyce Lee Snell (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 Fifty-two Thousand and No./100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 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 January 1, 2006.

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 30, adjacent thereto, on a plat of Country Club Estates, made by Dalton & Neves, Engineers, 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.



which has the address of 700 Byrd Boulevard Greenville, South Carolina 29605 (herein "Property Address");

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 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 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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