

FILED
GREENVILLE CO. S. C.

1352 241

APR 12 4 42 PM '76

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 12th day of March, 1976, between the Mortgagor, BRUCE A. STEPHEN and ELLEN F. STEPHEN (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 Thirty Three Thousand One Hundred and No/100 (\$33,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 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, 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 certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northeasterly side of Stone Ridge Road, near the City of Greenville, being known and designated as Lot No. 245 on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, page 72, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Stone Ridge Road, said pin being the joint corner of Lots 245 and 246 and running with the common line of said lots N. 53-00 E. 66.25 feet to an iron pin; thence continuing with the common line of said lots N. 37-50-00 E. 95 feet to an iron pin, the joint rear corner of Lots 245 and 246; thence S. 89-01-24 E. 44.12 feet to an iron pin, the joint rear corner of Lots 244 and 245; thence with the common line of said lots S. 02-00-49 E. 166.99 feet to an iron pin on the northerly side of Sugar Lake Court; thence with the northerly side of Sugar Lake Court on a curve the chord of which is N. 94-59-11 W. 73.72 feet to an iron pin on the northerly side of Stone Ridge Road; thence with the northerly side of Stone Ridge Road N. 82-00-00 W. 35.36 feet to an iron pin on Stone Ridge Road; thence continuing with Stone Ridge Road N. 37-00 W. 130.07 feet to an iron pin, the point of beginning.



which has the address of 101 Sugar Lake Court, Route 4, Greer, (City)
South Carolina 29651 (State and Zip Code); (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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