

RECORDING FEE
3.50
5.9.96

GREENVILLE CO. S. C.
MAR 22 12 33 PM '76
COMM. S. TAX. REC. SLES
R.H.C.

MORTGAGE

1362 PAGE 893

THIS MORTGAGE is made this 19 day of March 1976 between the Mortgagor, Patrick J. and Susan L. Rodrigue (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 Twenty-Four Thousand Nine Hundred and No/100ths (\$24,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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 April 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 near the City of Greenville, County of Greenville, S. C., being known and designated as Lot 128 of subdivision known as Colonial Hills, Section 3 as shown on a plat thereof prepared by Piedmont Engineers and Architects, dated May 7, 1965 recorded in R.M.C. Office for Greenville County in Plat Book BBB at Page 91, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Woodleigh Drive and running thence S. 19-22 W. 150 ft. to the joint rear corner of Lot Nos. 127, 128 and 130; thence N. 83-38 E. 70 ft. to the joint rear corner of Lot Nos. 128, 129 and 130; thence N. 55-20 E. 107.3 ft to the south side of Woodleigh Drive; thence along the south side of Woodleigh Drive N. 56-37 W. 130 ft. to the point of beginning.

This being the same property conveyed to the mortgagors by deed in Deed Book 914 at Page 84.

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which has the address of 24 Woodleigh Drive, Taylors, (City) S. C. 29687 (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 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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