

PAID \$ 3,300

GREENVILLE CO. S.C.

LEATHERWOOD, WALKER, TODD & MANN

5.12.76

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MORTGAGE

BOOK 1338 PAGE 325

THIS MORTGAGE is made this 24th day of May 19 76, between the Mortgagor, T. Spencer LeGrand and Ann B. LeGrand (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 Thousand (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 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 June 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, together with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Great Glen Road, being shown and designated as Lot No. 173 on a plat of Del Norte Estates, Sheet 1, prepared by Piedmont Engineers and Architects, dated August 28, 1968, recorded in the R.M.C. Office for Greenville County in Plat Book WW at page 32 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Great Glen Road, joint front corner of Lots 173 and 174 and running thence with the joint line of said lots, S. 43-25 E. 154.7 feet; thence S. 51-50 W. 99.1 feet to an iron pin at the joint rear corner of Lots 172 and 173; thence with the joint line of said lots, N. 41-47 W. 157.8 feet to an iron pin on the southeastern side of Great Glen Road; thence with the southeastern said of Great Glen Road, N. 53-55 E. 95.0 feet to the point of beginning.

5.12.76



which has the address of 406 Great Glen Road Greenville South Carolina 29607 (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 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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