

JUN 10 12 17 PM '06

DONNIE S. TAMMERSLEY  
A.P.O.

**MORTGAGE**

BOOK 1339 PAGE 825

THIS MORTGAGE is made this 10th day of June 19.76 between the Mortgagor, Earle G. Prevost & Dianne M. Prevost (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 and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or lot of land situate, lying and being on the northeastern side of Meyers Drive in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 17 on Plat No. 2 of Sunset Hills, a copy of which is recorded in the R.M.C. Office of the Greenville County Courthouse in Plat Book P at Page 19 and being described according to said plat, more particularly, to wit:

BEGINNING at an iron pin on the northeastern side of Meyers Drive at the joint front corner of Lots 17 and 18 and running thence with the northeastern side of Meyers Drive, N. 41-10 W. 94.3 feet to an iron pin at the intersection of Meyers Drive and Sunset Drive; thence along the curvature of the intersection of Meyers Drive and Sunset Drive, the chord of which is N. 15-04 E. 27.7 feet to an iron pin on the southeastern side of Sunset Drive; thence with the southeastern side of Sunset Drive N. 71-18 E. 165.1 feet to an iron pin in the center of a five-foot strip reserved for utilities; thence with the center of said utility strip, S. 41-10 E. 46.6 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence with the common line of said lots, S. 48-50 W. 175.7 feet to an iron pin, the point of Beginning.



which has the address of 1 Meyers Drive Greenville S. Carolina (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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