

FILED
GREENVILLE CO. S. C.

JUL 27 11 09 AM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1373 PAGE 678

THIS MORTGAGE is made this 26 day of July, 1976, between the Mortgagor, Judith C. Fulghum (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 Five Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 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 August 1, 1981.

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: on the Southern side of Mill Creek Road, being shown and designated as Lot Number 31 of Millcreek Estate on plat dated April 8, 1974, prepared by Freeland Associates, and recorded in Plat Book 4-X at Pages 87 and 88 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Mill Creek Road, at the joint front corner of Lots 31 and 32 and running thence with the Southern side of said Road the following courses and distances: N 70-19 E 99.96 feet, N 77-12 E 100.0 feet, S 89-01 E 100.0 feet, S 76-14 E 100.0 feet and S 64-11 E 75.0 feet to an iron pin at the joint front corner of Lots 31 and 30; thence, with the common line of said lots, S 32-45 W 364.2 feet to an iron pin at the joint rear corner of said lots and in line of Lot 32; thence turning and running with the common lines of Lot 31 and Lot 32, N 39-55 W 403.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of even date from MILL CREEK, a limited partnership, recorded in Deed Book 1040 at Page 219 of the RMC Office for Greenville County.



which has the address of Lot 31 Mill Creek Drive, Greenville, S.C.
(Street) (City)
..... (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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