

AUG 20 11 22 AM '76

MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 20 day of August 1976, between the Mortgagor, John J. Randall and Angela M. Randall (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 Seventy Five Thousand and no/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 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 September 1, 1991

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 on the Eastern side of Chisolm Trail, being shown and designated as Lot A on plat of Parkins Lake Development, Section II, recorded in Plat Book YY, Page 93, Greenville County R.M.C. Office and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Chisolm Trail at the joint front corner of Lot A and Lot 11, and running thence with the line of Lot 11 S. 52-46 E. 138.4 feet to an iron pin, thence S. 33-05 W. 275 feet to an iron pin at the corner of Lot 12, thence with the line of Lot 12 N. 29-29 W. 175.1 feet to an iron pin on the Eastern side of Chisolm Trail, thence with Chisolm Trail N. 35-31 E. 60 feet to a point, thence N. 38-07 E. 60 feet to a point, thence N. 39-50 E. 77 feet to a point, thence N. 41-02 E. 20 feet to the point of beginning.

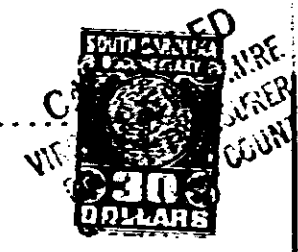
ALSO, all that certain piece, parcel or tract of land, together with improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being contiguous to and lying to the Southeast of the above described property, said tract containing 4.27 acres and having the following metes and bounds according to plat entitled property of Joseph A. Wells, recorded in Plat Book XX, Page 81A.

BEGINNING at an iron pin on the Northwestern edge of the right-of-way of Highway I-85 at the Southeastern corner of property now formerly owned by Joseph A. Wells and Helen D. Wells, and running thence with the line of said Wells' property N. 46-44 W. 227.1 feet to an iron pin, thence N. 33-05 E. 639 feet to an iron pin, thence S. 56-15 E. 307.8 feet to an iron pin on the Northwestern edge of the right-of-way of Highway I-85, thence with said highway right-of-way S. 39-20 W. 97.4 feet to a point, thence S. 50-40 E. 20 feet to a point, thence S. 39-20 W. 349.2 feet to a point, thence S. 41-50 W. 236.1 feet to a point, thence N. 45-40 W. 20 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Frank P. McGowan, Jr., and Master in Equity for Greenville County, recorded August 20, 1976, and by deed of the South Carolina National Bank as trustee under the Will of William McKewn Albergotti, recorded August 20, 1976, in the Greenville County R.M.C. Office.

which has the address of 312 DuVall Drive, 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 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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