

ST 4 10 53 AM '76
DONNIE S. TAKKENSEL
R.M.C.

THIS MORTGAGE is made this 1st day of October 1976, between the Mortgagor, John C. Mauldin and Laura M. Mauldin (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-two Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 November 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 lot of land in said County and State being shown as Lot 19 on plat #3 of Cherokee Forest, said plat recorded in Plat Book QQ at pages 36-37 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on the northern side of Vicki Circle at the joint corner of Lots 19 and 20; thence with line of Lot 20, N 04-31 E 200 feet to an iron pin; thence N 85-29 W 100 feet to an iron pin; thence with line of Lot 18, S 04-31 W 200 feet to an iron pin on Vicki Circle; thence with Vicki Circle, S 85-29 E 100 feet to the beginning corner.

512.96



Being the same property conveyed to the mortgagors on October 4, 1976, by deed of Sarah Scott Thompson.

which has the address of 13 Vicki Circle, Greenville, S. C. 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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