

OCT 22 11 03 AM '76

DUNNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1381 PAGE 99

THIS MORTGAGE is made this 21st day of October, 1976, between the Mortgagor, James C. Edwards (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").

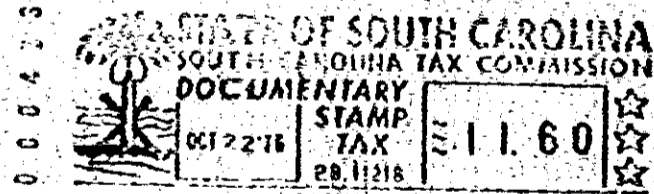
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand and No/100 (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 21, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 tract of land in Paris Mountain Township, Greenville County, South Carolina, on the westerly side of Mountain Brook Trail containing 5.191 acres as shown on survey made by Carolina Engineering and Surveying Company dated September, 1967, and having according to said survey the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Mountain Brook Trail, corner of Lot No. 6 of the Holly Hill Estates Subdivision, and running thence with the westerly side of said street S. 36-58 W. 100 feet to a point; thence S. 42-34 W. 100 feet to a point; thence S. 59-04 W. 75 feet to a point; thence continuing with the westerly side of said street S. 37-12 W. 91.1 feet to an iron pin; thence N. 40-15 W. 46.6 feet to an iron pin; thence S. 78-45 W. 421 feet to a pin on the edge of a creek; thence with said creek as the line N. 14-56 E. 600.1 feet to a pin at the corner of Lot No. 5 of Holly Hill Estates Subdivision; thence with the line of said lot S. 66-30 E. 330 feet to a pin at the corner of Lot No. 6; thence with the line of said lot S. 60-00 E. 270 feet to the point of beginning.

This is the property conveyed to the grantors herein by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 828 at Page 374, then by Harry E. Dawson and Portia B. Dawson to mortgagor and recorded of even date herewith.



which has the address of Route 7, Mountain Brook Trail, Greenville, South 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.

4429... 35025

4328 RV-23