

The Gallery Centre
Wade Hampton Boulevard
Taylors, S. C.

FILED
GREENVILLE CO. S. C.

OCT 25 10 15 AM '76
MORTGAGE

BOOK 1381 PAGE 278

CONNIE S. TANKERSLEY

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THIS MORTGAGE is made this ^{R.M.C.} 22nd day of October 1976, between the Mortgagor, Benjamin E. Drake and Sonya D. Drake (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 Four Hundred and no/100 (\$30,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 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, 2006;

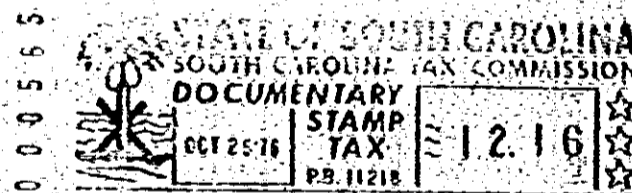
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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance 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 in Greenville County, State of South Carolina, being known and designated as Lot 12 on plat of property of Northside Heights recorded in Plat Book "MM", at Page 89 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Northside Circle at the joint front corner of Lots 11 and 12 and running thence with Northside Circle, N. 34-28 W. 100 feet to an iron pin; thence S. 55-42 W. 116 feet to the branch; thence with the branch, the chord of which is S. 25-42 E. 101.1 feet to the joint rear corner of Lots 11 and 12; thence with line of Lot 12, N. 55-42 E. 131.2 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of United Development Services, Inc., of even date, to be recorded herewith.



which has the address of 207 Northside Circle Greenville (Street) (City) S.C. (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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