'YLE & PYLE

MORTGAGE

BOOK 1381 PAGE 694

THIS MORTGAGE is made this.........29th...........day of....October..............,
19.76., between the Mortgagor,..Sanford. R..Kirkus..........................
.............................(herein "Borrower"), and the Mortgagee,First. Federal..
Savings..and.Loan..Association......................., a corporation organized and existing
under the laws of..South..Carolina.................., whose address is.301..College..Street,
P..O...Box.408,.Greenville,.South..Carolina,.29602......(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of.Forty-one..Thousand .Nine.....
Hundred.Fifty. and .no/100ths-------.Dollars, which indebtedness is evidenced by Borrower's note
dated..October.29,.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,.2006......
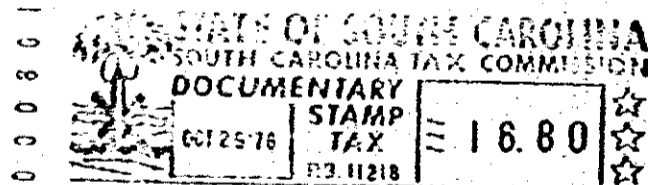.....................;

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
the County of Greenville, State of South Carolina, City of Mauldin, shown
and designated as Lot No. 17, Section 4, Knollwood Heights Subdivision,
plat of which is recorded in the RMC Office for Greenville County, in Plat
Book 4N at Page 74 and having, according to said plat, the following metes
and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Kingsley Drive
at the joint front corner of Lots 17 and 18; running thence with the joint
line of said lots N 13-05 W 248.3 feet to an iron pin; thence S 73-57 W
75 feet to an iron pin; thence S 37-41 W 50.8 feet to an iron pin; thence
S 37-41 W 50.8 feet to an iron pin; thence with the joint line of Lots 16
and 17 S 14-50 E 235 feet to an iron pin on the northwestern side of
Kingsley Drive; running thence with said side of Kingsley Drive the follow-
ing courses and distances: N 65-30 E 20 feet to an iron pin; thence N 62-30
E 50 feet to an iron pin; thence N 68-00 E 40 feet to an iron pin, the point
of beginning.

This is the same property conveyed to the mortgagor herein by deed
of Furman Cooper of even date herewith.

which has the address of.....115.Kingsley.Drive,............, ...Mauldin................,
                              [Street]   [City]
.S..C..29662...........(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 improve-
ments 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.

SOUTH CAROLINA—1 to 4 family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT