

GREENVILLE CO. S. C.

Nov 4 12 45 PM '76

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1382 PAGE 210

THIS MORTGAGE is made this 4th day of November, 1976, between the Mortgagor, G. Taft Joseph (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").

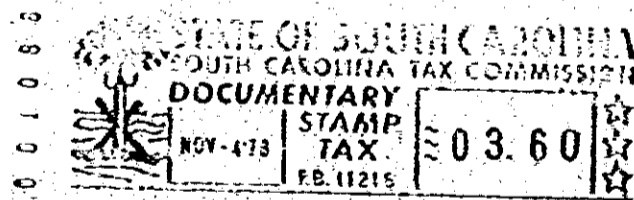
WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 4, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 with the improvements thereon, situate, lying and being on the western side of and known as 119 McCall Street, in the City of Greenville, in Greenville Township, in the County of Greenville, in the State of South Carolina, being known and designated as Lot No. 15, Block 1, page 79 of the City Block Book, being bounded on the east by McCall Street, on the south by Lot No. 14, now or formerly owned by Fannie Henderson, on the west by lot now or formerly owned by Mary M. Calhoun, and on the north by Lot No. 16, now or formerly owned by Jim Smith, and having the following metes and bounds:

BEGINNING at an iron pin on the western side of McCall Street, corner of Lot No. 16, and running thence with line of said lot in a westerly direction 99.49 feet to a point in line of the Calhoun lot; thence with the line of said lot, in a southerly direction 54.45 feet to corner of Lot No. 14; thence with line of said lot in an easterly direction 99.49 feet to a stake on McCall Street; thence with the western side of McCall Street in a northerly direction 54.45 feet to the beginning corner.

*This is the same property conveyed to G. Taft Joseph by Howard Higgins on September 23, 1975 & recorded in Deed Book 1026, page 96*



which has the address of 119 McCall Street/600 S. Academy Street, Greenville, South Carolina 29601 (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.

64120V 40

350M

4328 RV-2