

Nov 21 3 42 PM '76

CONNIE S. TANKERSLEY

BOOK 1383 PAGE 790

# MORTGAGE

THIS MORTGAGE is made this 19th day of November, 1976, between the Mortgagor, CAD J. PRIDE, JR. (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-SEVEN THOUSAND TWO HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 2006 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2006;

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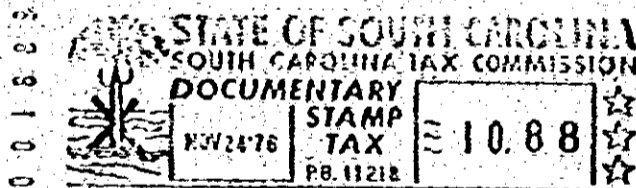
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

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ALL that lot of land with the buildings & improvements thereon, situate on the northwest side of Aberdeen Avenue Extension, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot no. 32 on plat of Parkhill, made by R. E. Dalton, Engineers, July, 1923, and recorded in the RMC Office for Greenville County, South Carolina in plat book F at pages 135 and 136 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Aberdeen Avenue Extension, at the joint front corner of lots nos. 30 and 32 and running thence with the line of lot no. 30, N. 62-50 W., 180 feet to an iron pin; thence S. 27-10 W., 70 feet to an iron pin; thence with the line of lot no. 34, S. 62-50 E., 180 feet to an iron pin on the northwest side of Aberdeen Avenue Extension; thence with the northwest side of Aberdeen Avenue Extension, N. 27-10 E., 70 feet to the beginning corner.

This is the identical property conveyed to the mortgagors by deed of Frederick M. Perry and Gladys V. Perry, to be recorded of even date herewith.



which has the address of 8 Aberdeen Drive Extension, Greenville, S.C. (City) 29605 (State and Zip Code) (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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