

Nov 30 4 23 PM '76

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DONNIE S. TANKERSLEY

MORTGAGE

THIS MORTGAGE is made this 30th day of November 1976, between the Mortgagor, JOSEPH L. FLETCHER (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-TWO THOUSAND FOUR HUNDRED AND NO/100 (\$32,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 October 1, 2006.

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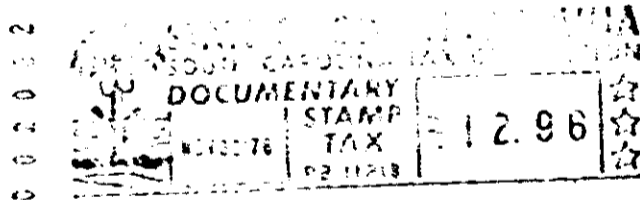
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel, lot or tract of land situate, lying and being in the County of Greenville, South Carolina and being known as Lot No. 7, Section I, Lost Valley, as shown on plat of Section I, Lost Valley, by W. R. Williams, Jr., Surveyor, as recorded in the R.M.C. Office in Plat Book 5P, at Page 24 and lying on the northern side of Westview Avenue and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Westview Avenue at the joint front corner of Lot Nos. 7 and 8 and running thence along the common line of said lots N. 0-49 E. 108.2-feet to a point; thence S. 89-02 E. 75-feet to a point; thence S. 2-07 W. 160.8-feet to a point on Westview Avenue; thence along Westview Avenue, the chords of which are N. 42-54 W. 39.6-feet; thence continuing along Westview Avenue, the chord of which is N. 60-24 W. 50.2-feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of even date.



which has the address of Westview Avenue, Lost Valley, Greenville, S.C. (Street) (City) 29609 (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 seized 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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