

The Gallery Centre  
Wade Hampton Boulevard  
Taylors, S. C. 29687

DEC 13 1 56 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.  
MORTGAGE

BOOK 1385 PAGE 44

THIS MORTGAGE is made this 10th day of December, 1976, between the Mortgagor, Jeffrey S. Stone and Donna Q. Stone (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").

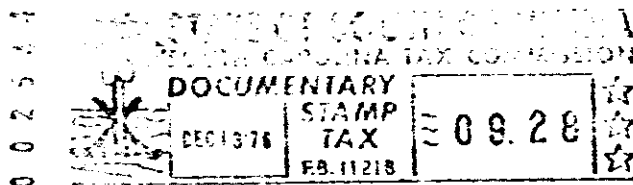
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand Two Hundred and no/100 (\$23,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 17 of a subdivision known as Colonial Hills, Section 3, as shown on plat thereof, prepared by Piedmont Engineers & Architects, dated May 7, 1965, recorded in the R.M.C. Office for Greenville County in Plat Book "BBB" at page 91, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Creighton Street, joint front corner of Lots Nos. 17 and 18; thence with the joint line of said lots, S. 80-15 E. 160 feet to an iron pin; thence S. 9-45 W. 100 feet to an iron pin at the corner of Lot No. 16; thence with the joint line of Lots Nos. 16 and 17, N. 80-15 W. 160 feet to an iron pin on the eastern side of Creighton Street, joint front corner of Lots Nos. 16 and 17; thence with the eastern side of Creighton Street, N. 9-45 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of J. Earl McCalla and Marilyn S. McCalla, of even date, to be recorded herewith.



which has the address of 303 Creighton Street, Taylors, S. C. (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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