

Mortgagee's Address: S. C. Federal Savings & Loan Assn.

GREENVILLE CO. ~~XXXXXXXXXXXXXXXXXXXX~~ The Gallery Centre, Wade
Hampton Blvd., ~~XXXXXXXXXX~~ Taylors, SC 29687

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BOOK 1385 PAGE 203

DONNIE S. TANKERSLEY
R.H.C

MORTGAGE

THIS MORTGAGE is made this 10th day of December,
1976 between the Mortgagor, Gordon E. Mann
(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").

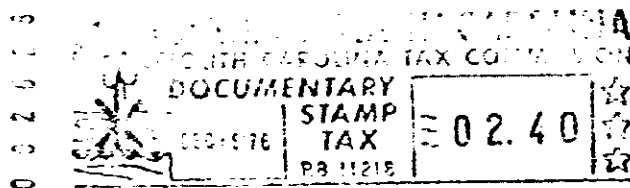
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and No/100 --
Dollars, which indebtedness is evidenced by Borrower's note
dated December 10, 1976 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1986.

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 on the north side of
Happy Avenue, being shown as Lot 21 on plat of Rutherford Park, made
by Dalton and Neves, Engineers, September 30, 1946, recorded in the
RMC Office for Greenville County, S. C. in Plat Book P at page 109
and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the north side of Happy Avenue at the
joint front corner of Lots 21 and 22 and runs thence with the line of
Lot 22 N. 20-47 W. 75 feet to an iron pin; thence with the rear line
of Lots 1, 2 and 3, S. 35-23 W. 120 feet to an iron pin at the corner
of the intersection of Foster Street and Happy Avenue; thence along
the north side of Happy Avenue N. 73-53 E. 100 feet to the beginning
corner.

This is the same property conveyed to the mortgagor by deed of
Frances Dean to be recorded herewith.



which has the address of 21 Happy Avenue, Greenville, SC
(Street) (City)
(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 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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