

DEC 15 12 53 PM '76

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1385 PAGE 214

195 E. Camperdown Way
Greenville, S.C.

MORTGAGE

THIS MORTGAGE is made this 15TH day of DECEMBER, 1976, between the Mortgagor, RICHARD H. PARKER AND MARY M. PARKER (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").

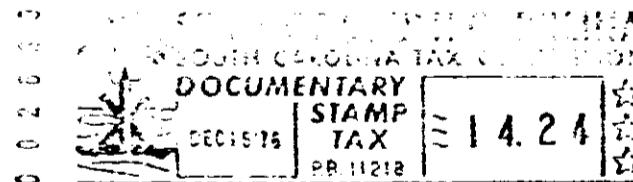
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND SIX HUNDRED AND NO/100 (\$35,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 15, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JANUARY 1, 2002

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 lot of land, with the buildings and improvements thereon, situate on the North side of Woodvale Avenue, in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 214, on Plat of Traxler Park, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F at Pages 114 and 115, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Woodvale Avenue, at the joint front corner of Lots 213 and 214, and running thence along the line of Lot 213, N. 25-13 W. 150 feet to an iron pin; thence S. 64-37 W. 100 feet to an iron pin; thence along the line of Lot 215, S. 25-13 E. 150 feet to an iron pin on the North side of Woodvale Avenue; thence along Woodvale Avenue, N. 64-37 E. 100 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Presley Thomas Compton and Lucretia Anderson Compton, dated December 15, 1976, and thereafter filed on the same date in the RMC Office for Greenville County in Deed Book 1047 at Page 900.



which has the address of 43. WOODVALE AVENUE, GREENVILLE (Street) (City), S. C. 29605 (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 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.