

Mortgagee's address:
P. O. Box 937
Greenville, S. C. 29602

Dec 22 3 47 PM '76

CONNIE S. TANNER-SLEY
MORTGAGE

BOOK 1385 PAGE 853

THIS MORTGAGE is made this 15th day of December 1976, between the Mortgagor, WILLIAM T. MIXON AND JACQUELINE H. MIXON (herein "Borrower"), and the Mortgagee, SOUTH CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

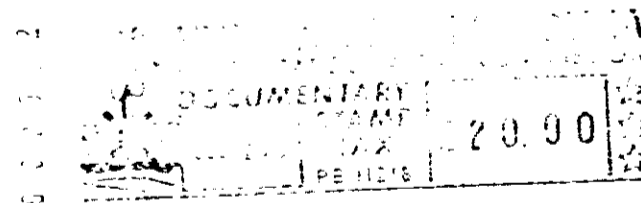
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or lot of land situate, lying and being on the Northern side of Shadowmere Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 44 as shown on a plat entitled "Trollingwood Sec. 1", dated August 17, 1970, and revised December 21, 1970, prepared by R. B. Bruce, Reg. Surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-F at page 58 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Shadowmere Drive at the joint front corner of Lots Nos. 43 and 44 and running thence with the line of Lot No. 43 N. 7-32 W. 283.4 feet to an iron pin at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake, the following courses and distances: N. 78-15 E. 100 feet to an iron pin, thence S. 60-33 E. 90.3 feet to an iron pin at the joint rear corner of Lots Nos. 44 and 45; thence with the line of Lot No. 45 S. 8-09 E. 232.7 feet to an iron pin on the Northern side of Shadowmere Drive; thence with the Northern side of Shadowmere Drive S. 82-10 W. 175 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Trollingwood Realty Company, dated October 14, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1044 at page 620 on October 14, 1976.



which has the address of Shadowmere Drive, Pelzer South Carolina 29669 (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.

31
5
08

4328 RV-2